

COMMERCIAL FOR SALE

MIXED USE COMMERCIAL ON CERRILLOS ROAD

1932 CERRILLOS ROAD, SANTA FE, NM 87505



FOR SALE: \$1,025,757 | \$221/SF | 4,631 SF± | 0.43 AC±

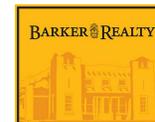
REA | REAL ESTATE ADVISORS
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PRESENTED BY:

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PROPERTY HIGHLIGHTS

BUILDING SF

TOTAL SF	4,631 sf±
Drycleaner	2,100 sf±
Office	650 sf±
Automotive Metal Building	1,881 sf±
PRICE:	\$1,025,757
PRICE/SF:	\$231/sf
LOT SIZE:	0.43 Acres±
ZONING:	C-2



PROPERTY DESCRIPTION

Mixed Use Commercial on Cerrillos



PROPERTY DESCRIPTION

- Located on a busy stretch of Cerrillos Road (30,000 VPD) with excellent visibility.
- Nearby businesses include Toyota, Beck and Bulow, Jiffy Lube, Budget Car Rental, Mampuku Ramen, Jambo, Chase Bank, Dion's Pizza, Chick-Fil-A and more.
- Property currently used by owner for La Unica Drycleaner business, with additional rent income from office tenant and automotive maintenance tenant.
- This offering includes the real estate only. Business interests and trade name La Unica available for sale separately. Inquire with Broker.
- Zoning is C-2 and allows for office, retail, automotive, medical, dental, restaurant, public assembly and more.
- This section of Cerrillos slated for new sidewalks, median and street trees by the City and State.
- Utilities include 2 water meters, separate meters for gas and electricity.
- Phase 1 Environmental Site Assessment Complete, Phase 2 Environmental Site Assessment to be complete shortly.

Property Photos

Mixed Use Commercial on Cerrillos



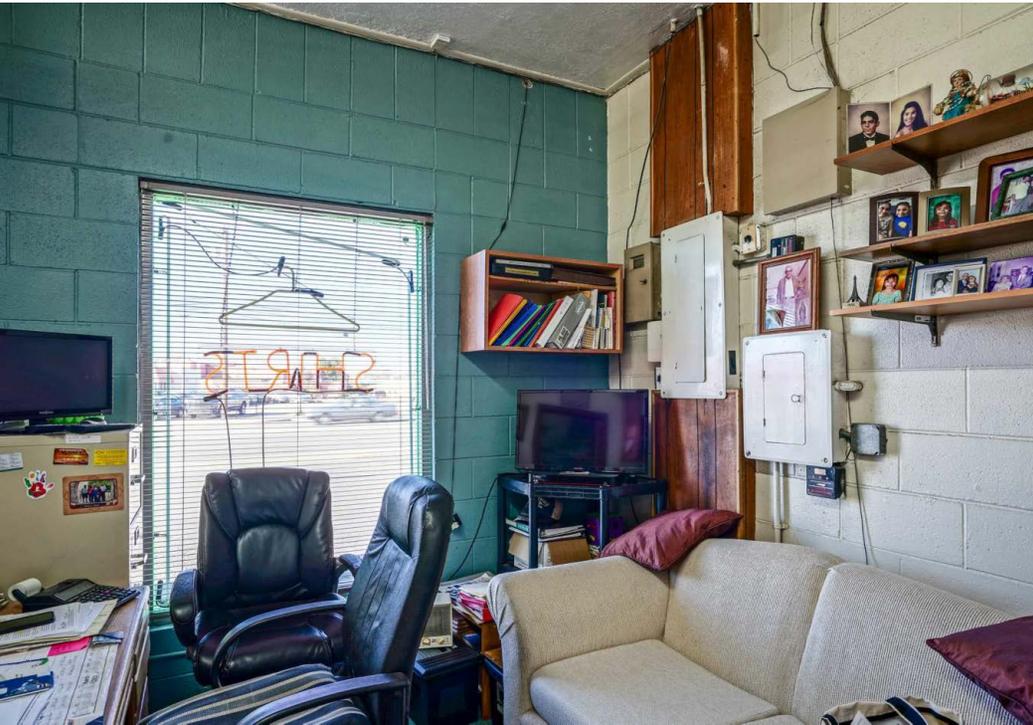
Property Photos

Mixed Use Commercial on Cerrillos



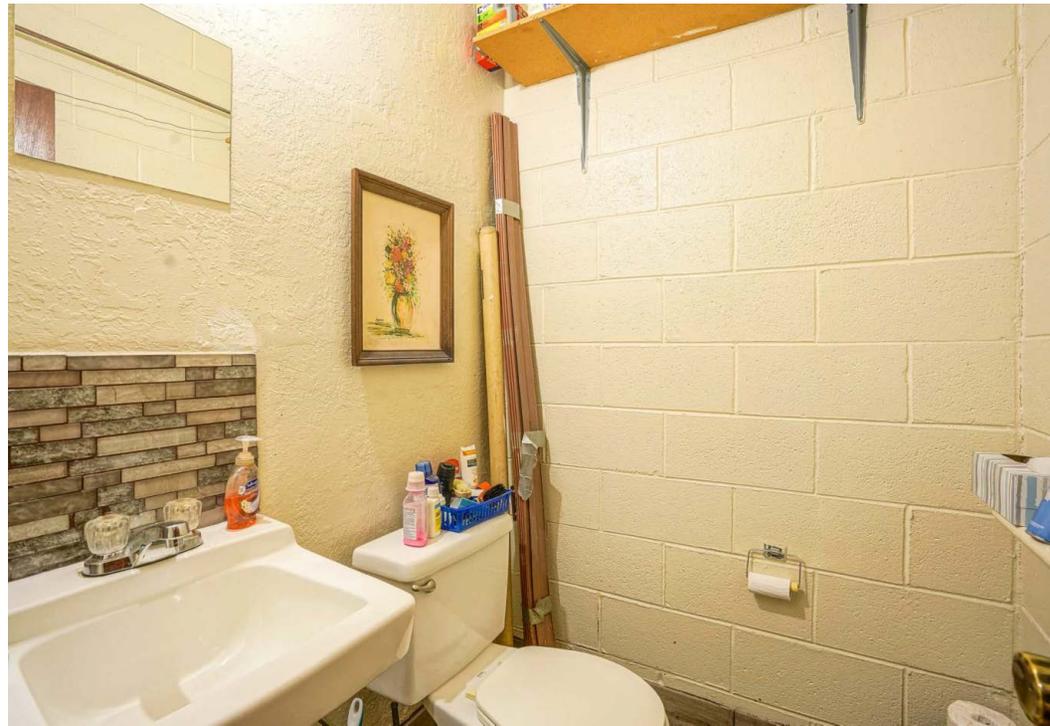
Property Photos

Mixed Use Commercial on Cerrillos



Property Photos

Mixed Use Commercial on Cerrillos



SITE MAP

Mixed Use Commercial on Cerrillos

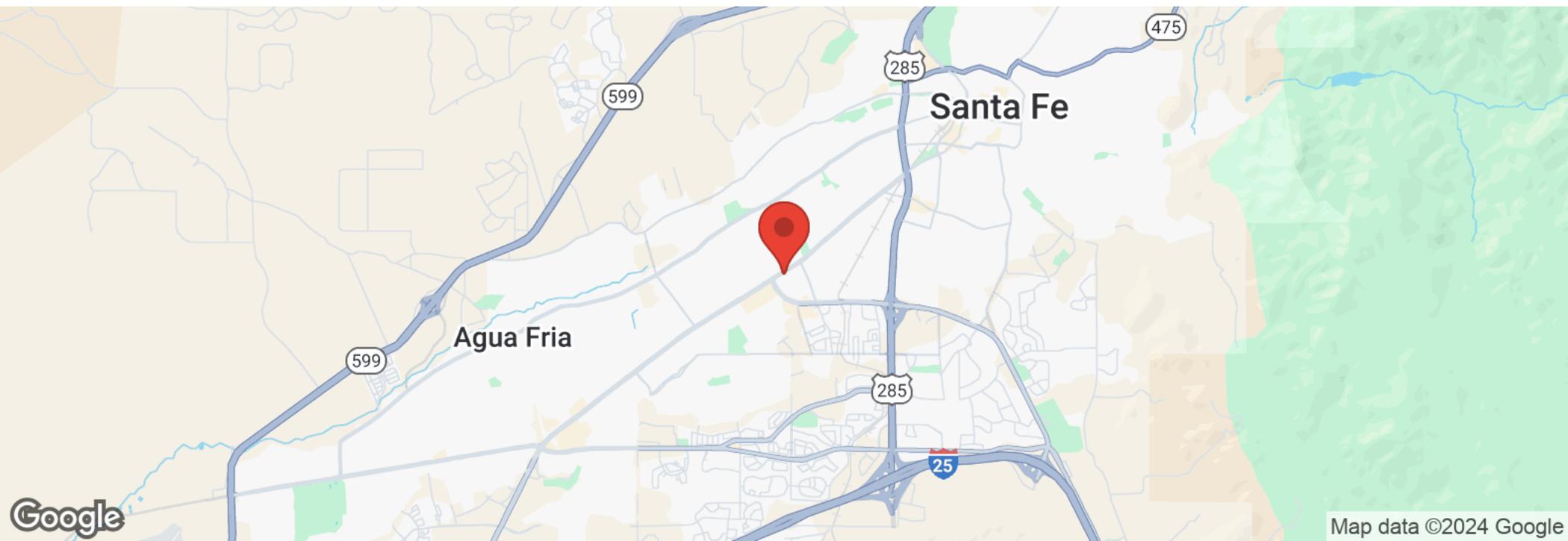
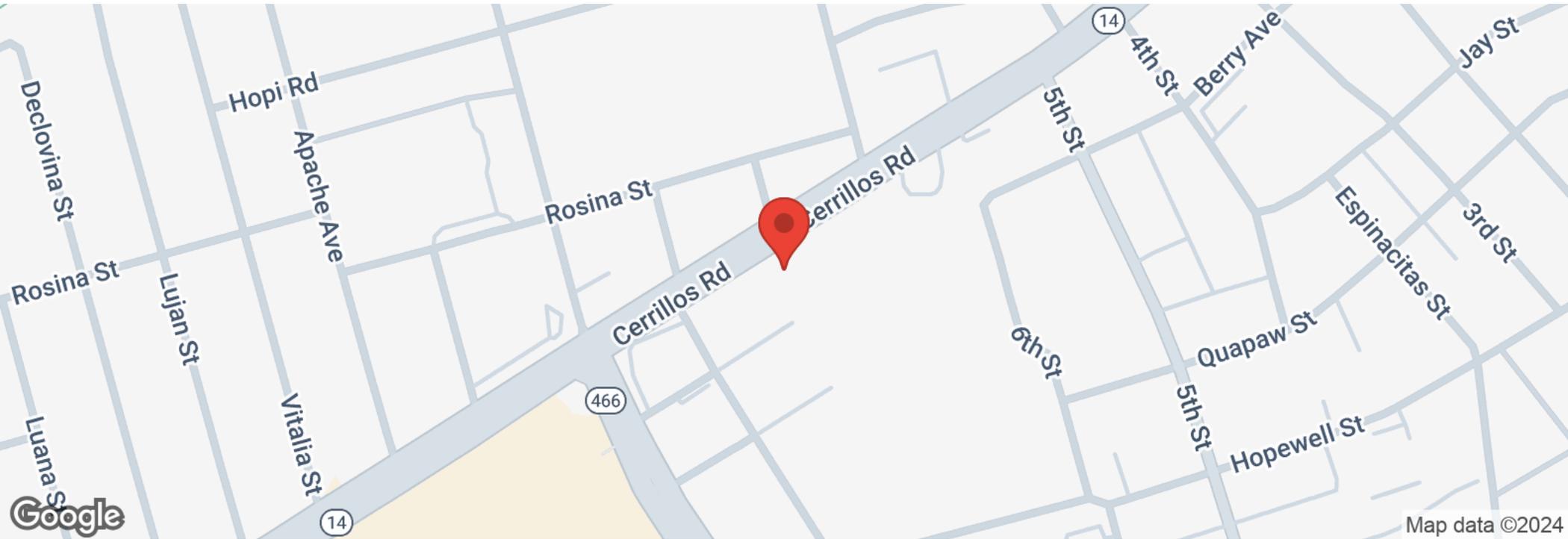


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Location Maps

Mixed Use Commercial on Cerrillos



VICINITY MAP

Mixed Use Commercial on Cerrillos





Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

Tai Bixby

Director

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PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)