

Established and Well-Known Property North of Santa Fe

4 Banana Lane, Cuyamungue, NM



CUYAMUNGUE, NEW MEXICO

RESIDENTIAL/COMMERCIAL

5 BR | 4 BA | 9,986 SQ.FT. | 2.45 ACRES

\$2,300,000

4BANANALANE.COM

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Highly Renowned Gabriel's Restaurant and Bar



FIRST RIGHT OF REFUSAL (TENANT ON SITE) 9.48% CAP Rate with the potential to increase upon future lease of rental units onsite. The tenant lease has annual increases also increasing the future CAP Rate. The business is NOT FOR SALE. This is a Real Estate ONLY Offer. This commercial offering includes a well known restaurant with ample indoor and outdoor seating, patio seating with impressive Sangre de Cristo mountain views, as well as 4

residential rental units all on approximately 2.45 acres. The property has 122 parking spots with easy access to Hwy 84/285 in between the Santa Fe/Los Alamos and Espanola corridor with plenty of street frontage. The property is entirely coyote fenced and gated with a well and septic system in place. There is an outdoor kiva fireplace, complemented by flagstone, brick, rock, and a fenced viewing area, perfect for cozy gatherings. Both the interior

and exterior are illuminated by Southwestern wall sconces, while numerous skylights and windows provide excellent natural lighting. The floors are laid with Talavera and Saltillo tiles, contributing to the authentic Southwestern ambiance. The location has a high traffic count with many movies being filmed nearby. This is a great opportunity for a land and building investor looking for increasing monthly income.



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COMMERCIAL AND RESIDENTIAL

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