

417–419 ORCHARD DRIVE

SANTA FE, NEW MEXICO

TWO ADOBE BUILDINGS ON TWO LOTS IN THE BUSINESS CAPITAL DISTRICT
SHARED ON SITE PARKING, DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

$1,500,000 | LOT: ±0.33 AC. | BUILDINGS: ±2,444 SF.

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ORCHARD DRIVE
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01 EXECUTIVE SUMMARY



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EXECUTIVE SUMMARY

ASKING PRICE	LAND	BUILDINGS	YEAR BUILT	ZONING
$1,500,000	**±0.33 AC**	**±2,444 SF**	**1950**	**BCD**
FEE SIMPLE	±14,531 SF, TWO LOTS	TWO BUILDINGS	ADOBE AND MASONRY	BUSINESS CAPITAL DISTRICT

Real Estate Advisors, LLC is pleased to offer for sale 417, 417½ and 419 Orchard Drive, two adobe buildings on ±14,531 square feet of land in downtown Santa Fe. The two lots share one tax parcel and a large graveled parking area with access from both Orchard Drive and Paseo de Peralta.

Both buildings date to 1950. 417 and 417½ is a duplex, both units are 1 bed 1 bath. 419 is a single family residence with an attached garage. Each property has a full kitchen and full bath. One unit in 417 is currently used as an office.

BCD zoning allows a broad range of office and commercial uses, subject to city review. The offering will appeal to short term rental ownership, businesses who want a downtown address with its own parking, and to an investor looking for a cash flowing asset.

OFFERING TERMS

Asking Price	**$1,500,000**
Price per SF, Buildings	**$614 (±2,444 SF)**
Price per SF, Land	**$103 (±14,531 SF)**
Interest Offered	**Fee simple**
Occupancy	**Both buildings occupied**
Approvals	**Sale subject to court approval**
Tours	**By appointment, 24 hour notice**

Building area per the Santa Fe County Assessor; land area per the recorded 2018 ALTA/NSPS survey. See Offer Process for the receivership disclosure. Information deemed reliable but not guaranteed, buyer to verify.

OWNERSHIP HIGHLIGHTS

01 **Two lots, one parcel.** Lot 2 (±7,055 SF) and Lot 3 (±7,476 SF) sit under a single APN, ±14,531 square feet in total, with a separate building on each lot.

02 **Parking downtown.** A shared graveled lot serves both buildings. Parking is scarce this close to the Plaza and the Capitol, and current zoning calls for five spaces at this floor area.

03 **Two points of access.** Frontage on Orchard Drive, plus access to Paseo de Peralta through a recorded reciprocal easement.

04 **Adobe character.** Built in 1950 with historic Santa Fe charm

05 **Commercial zoning.** BCD, State Capitol Subdistrict, permits office and a wide range of commercial uses, subject to city review. Buyer to confirm intended use.

06 **Low site coverage.** The buildings cover about 17% of the site against a 50% maximum under current zoning, subject to historic district review and the 16 foot height limit.



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02 PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE

Address	**417, 417½ & 419 Orchard Drive Santa Fe, NM 87501**
APN	**11408512**
Legal	**S. 46 ft of Lot 2 & all of Lot 3, Orchard Park Addition**
Land Area	**±0.33 AC (±14,531 SF)**
Access	**Orchard Dr.; Paseo de Peralta by easement**
Parking	**Shared gravel lot, no striping**
Zoning	**BCD, State Capitol Subdistrict**
Historic District	**Downtown and Eastside**
Flood Zone	**Zone X**

BUILDINGS

417 & 417½	**Duplex**
419	**Residence with garage**
Building Area	**±2,444 SF**
Year Built	**1950**
Construction	**Adobe, masonry, wood frame, stucco**
Roof	**Flat with pitch**
Foundation	**Poured concrete slab**
Utilities	**City water and sewer, natural gas**
Occupancy	**Both buildings occupied**



Building area per the Santa Fe County Assessor. A 2018 appraisal reports ±2,185 SF heated (±1,150 SF and ±1,035 SF), and the recorded ALTA/NSPS survey shows exterior footprints totaling ±2,395 SF. Land area per the survey. All measurements approximate; buyer to verify.

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03 PHOTO GALLERY



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EXTERIORS



419 ORCHARD DRIVE



417 AND 417½ ORCHARD DRIVE

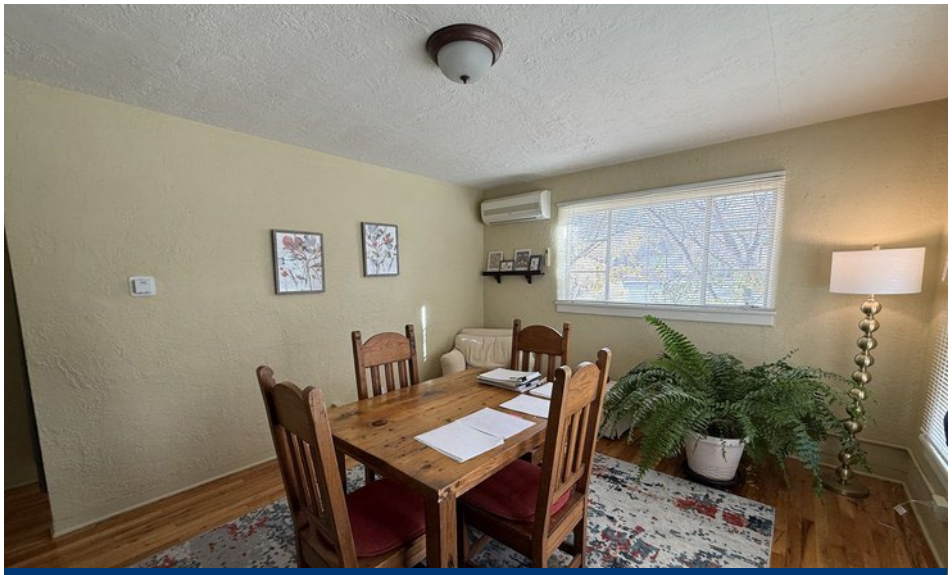


SHARED PARKING AREA

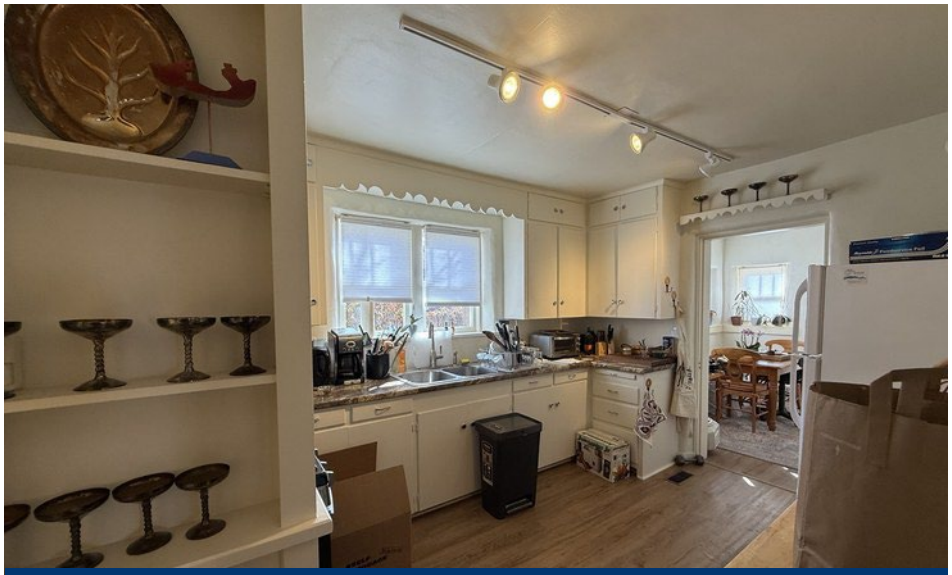


419 ORCHARD DRIVE AND CARPORT

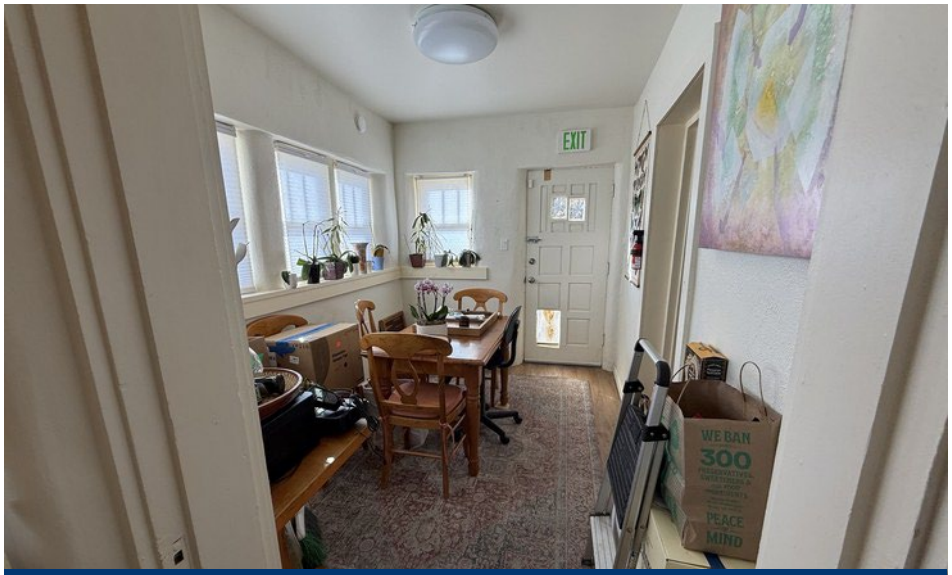
INTERIORS



FRONT ROOM



KITCHEN



DINING AND LIVING AREA

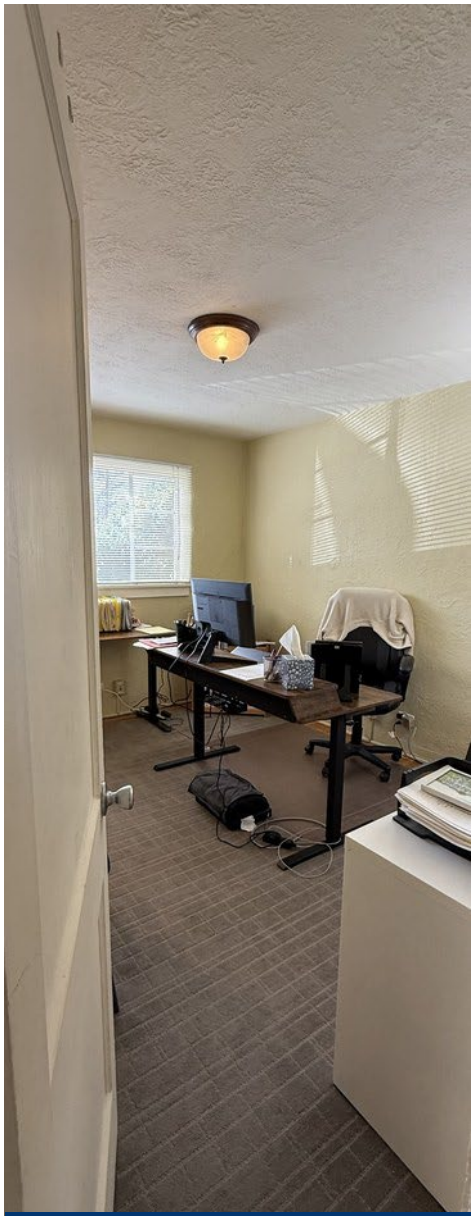


PRIVATE OFFICE

INTERIORS



KITCHEN

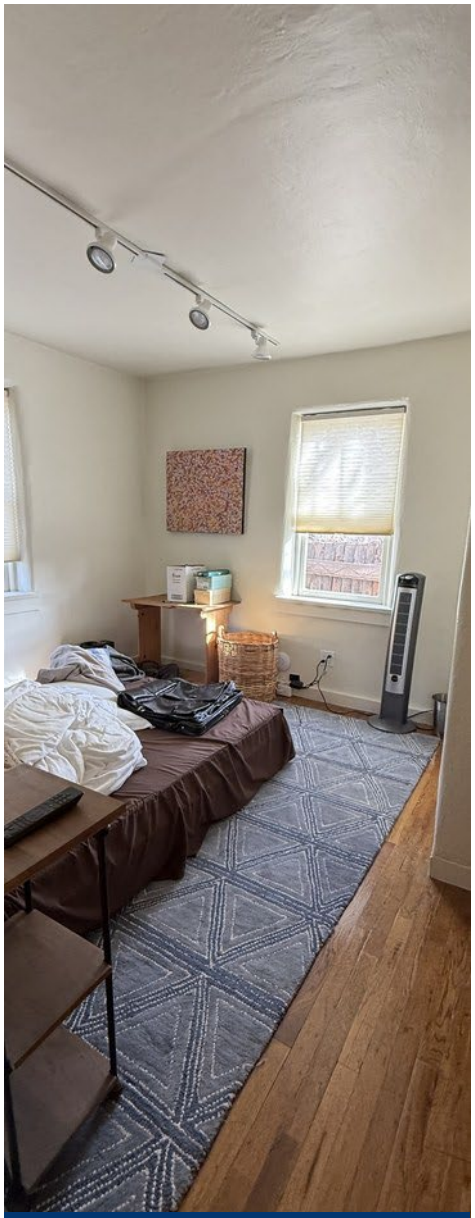


OFFICE

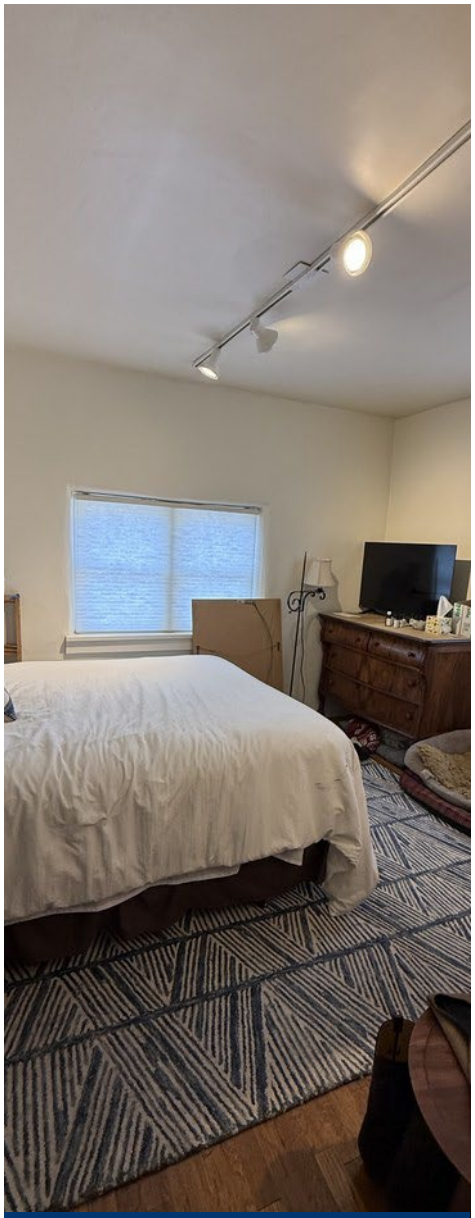


BATHROOM

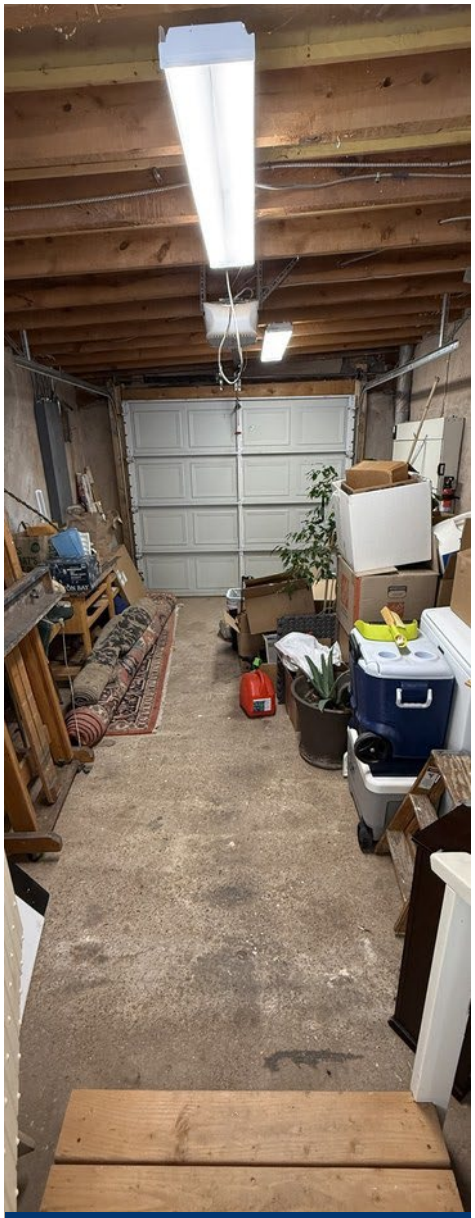
INTERIORS



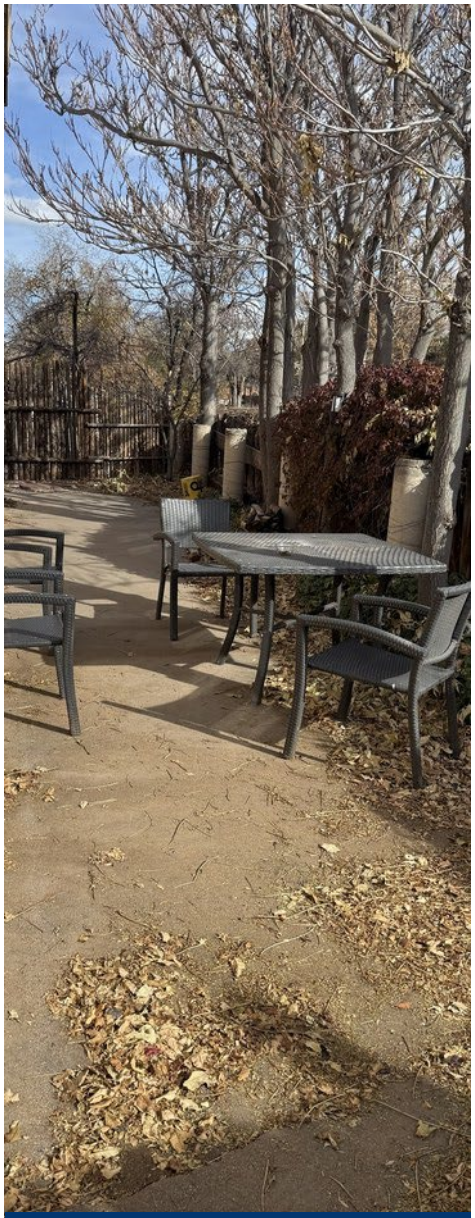
BEDROOM



BEDROOM



GARAGE AT 419



SIDE PATIO

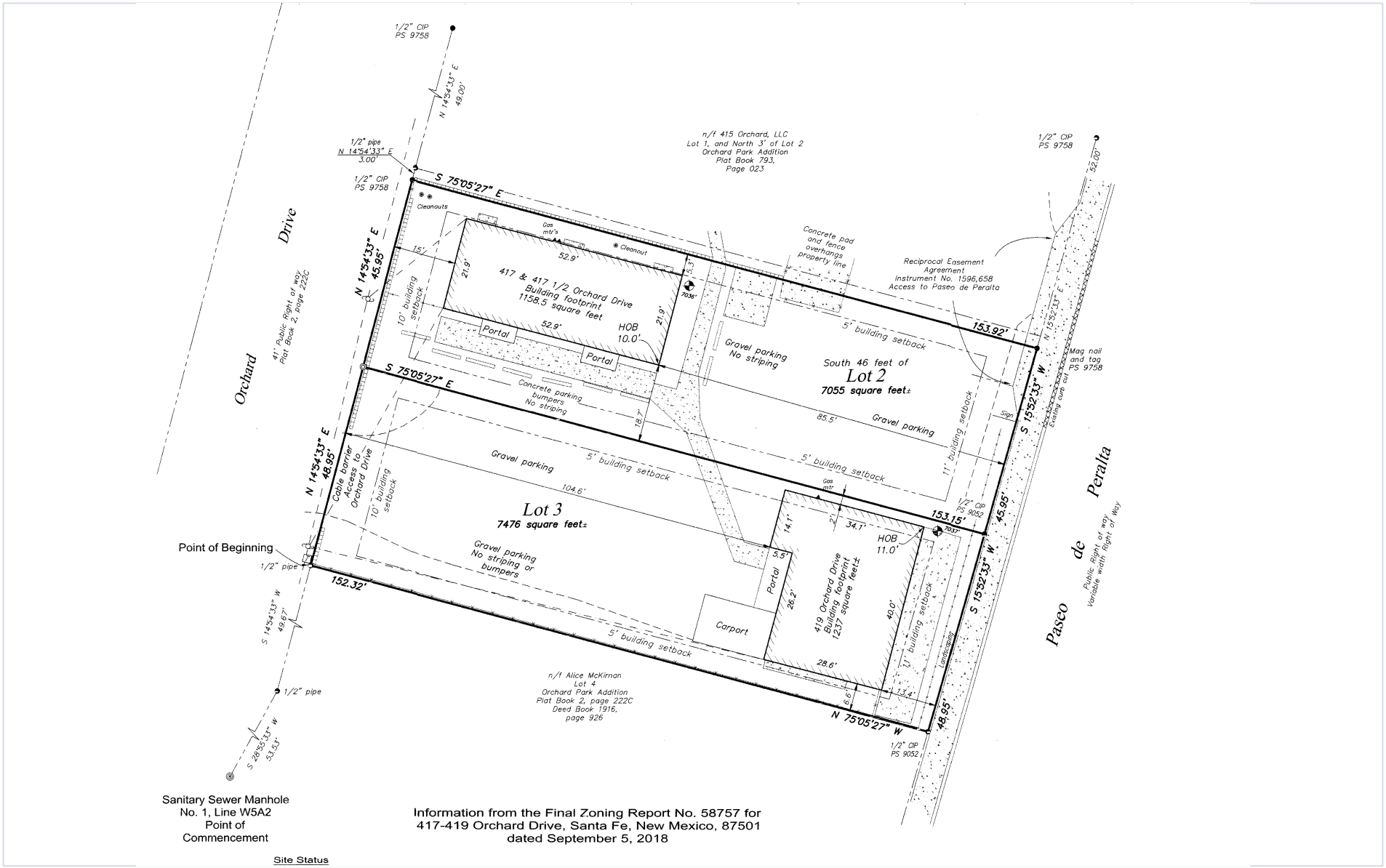
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04 SURVEY & PARCEL



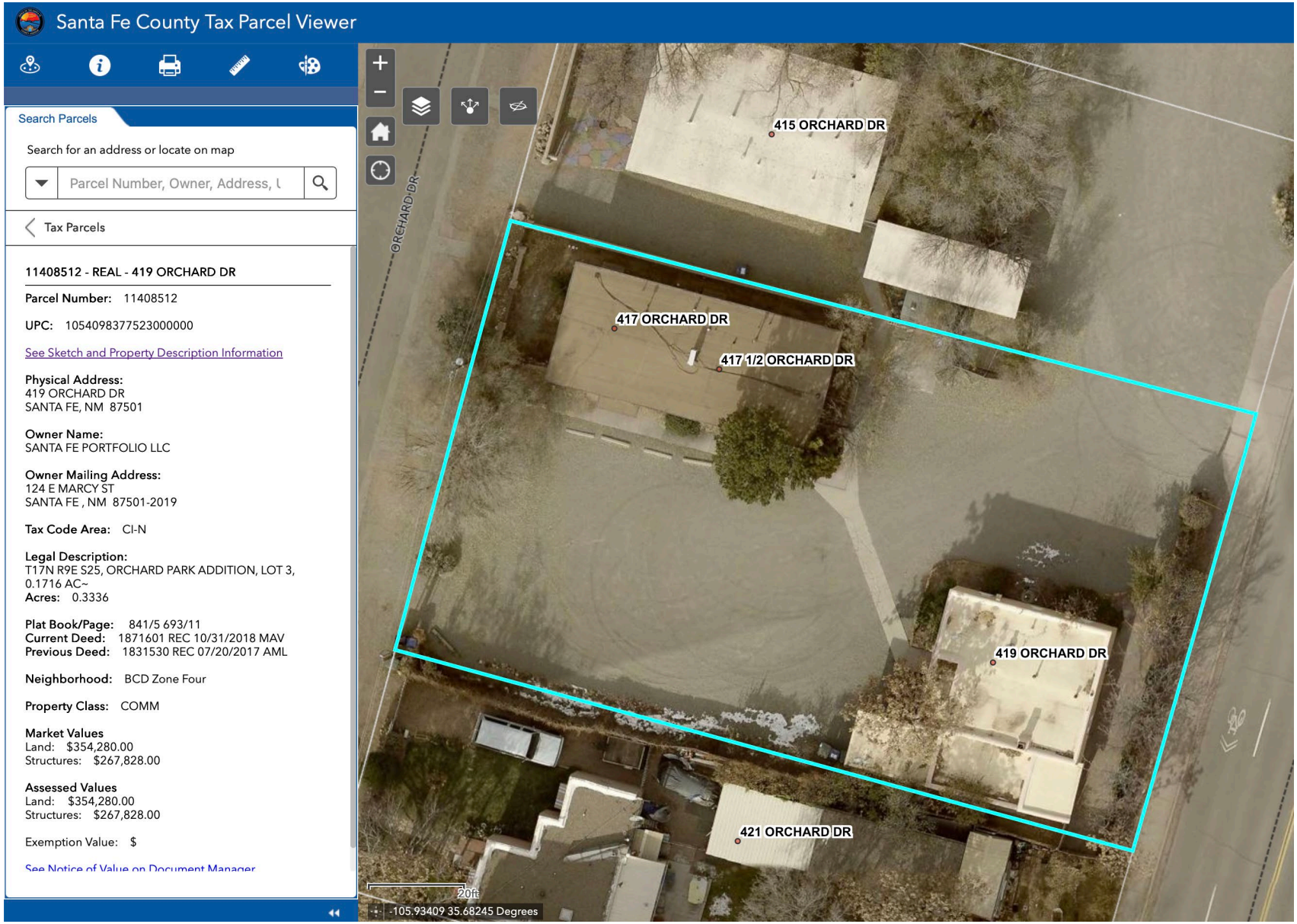
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ALTA / SURVEY



Excerpt from the ALTA/NSPS Land Title Survey of the South 46 feet of Lot 2 and all of Lot 3, Orchard Park Addition, recorded October 25, 2018 in Book 841, Page 05 as Document No. 1871067, Santa Fe County. Shown for reference only; a purchaser should obtain its own survey. Buyer to verify.

PARCEL AERIAL



Santa Fe County tax parcel aerial, APN 11408512. Parcel lines are approximate and shown for orientation only. Buyer to verify.



EXCLUSIVELY OFFERED BY

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OFFER PROCESS

417–419 Orchard Drive is offered at $1,500,000. Offers should be submitted in writing, in the form of a letter of intent, to the listing brokers named above. Ownership reserves the right to accept or reject any offer. Both buildings are occupied. Tours are by appointment only with 24 hour notice, arranged through the listing brokers; please do not contact the occupants or visit the property without an appointment.

The property is the subject of a pending foreclosure action and a receiver has been appointed. Any sale is subject to court approval and to the sale of other assets in the same securitization. The property is sold as is. Built in 1950, the buildings are subject to federal lead based paint disclosure.

CONFIDENTIALITY & DISCLAIMER

This memorandum was prepared by Real Estate Advisors, LLC to help prospective purchasers decide whether to pursue the property further. It is not an appraisal and should not be relied on as one. The information in it came from sources believed to be reliable, including ownership, public records, the recorded survey and a 2018 appraisal, but it has not been independently verified. Information deemed reliable but not guaranteed, buyer to verify.

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