



450 St Michaels Drive

SANTA FE, NM 87505

FOR SALE

ASKING:
\$2,100,000

SPACE AVAILABLE:
7,820/sf approx.
1.17 acres

SUBMARKET:
3-SF City Limits
SE

ZONING:
C-1



Office Building in the Heart of Downtown



Cozette Hansen

Associate Broker / License # 49928

505 399 0538 / cozettecre@gmail.com

530 S. GUADALUPE STREET, SANTA FE, NM 87501
505 982 9836 / SANTAFEREALSTATE.COM

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BARKER REALTY
COMMERCIAL



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PROPERTY HIGHLIGHTS

Newly remodeled medical office building located directly across the street from the new Christus Cancer Center. This property is situated on 1.17 acres of C-1 zoned land. The main level, approx. 4,000/sf, has been completely renovated from top to bottom. Visitors are greeted with a dazzling reception area and a generously sized waiting area featuring vaulted ceilings with wood beams and diamond plaster wall finishes. The suite includes nine windowed treatment/exam rooms with additional soundproofing for privacy. Many of the rooms have built-in cabinetry and sinks. At the center of the space is a nurse's station or workroom with built-in wood cabinetry for files or storage. Additionally, there is a break room with a kitchenette. The building offers ample storage with a back storage room that has a receiving door for large deliveries. The lower level, approx. 3,820/sf, currently houses a daycare center. This level features an open floor plan with great lighting, restrooms, a break room, several private offices, and an outdoor courtyard. This property boasts high visibility on St. Michaels Drive and ample parking. Don't miss this incredible opportunity.



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AERIAL VIEW



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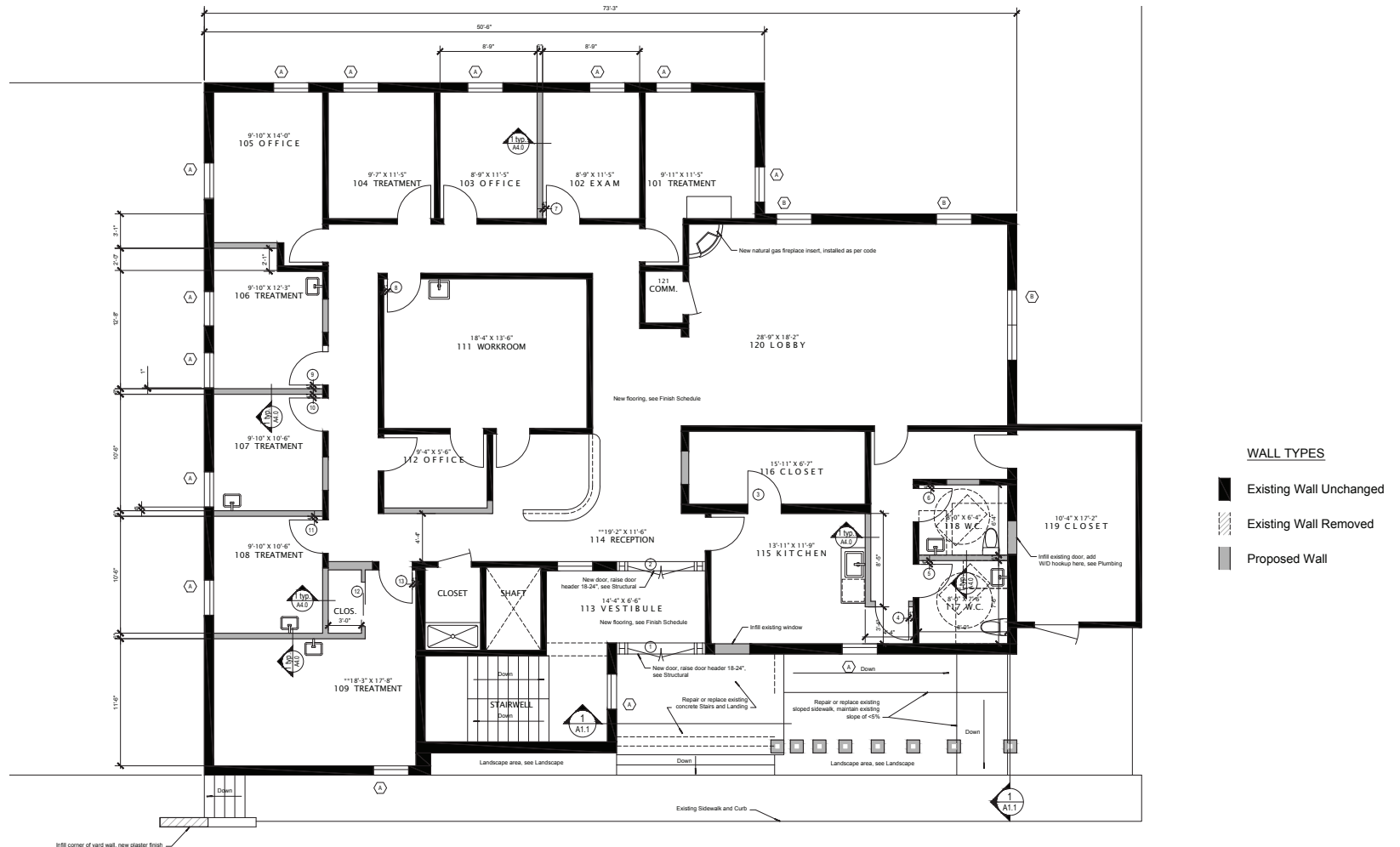
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FLOORPLAN



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