

Historic Building Investors opportunity. Prime retail, restaurant, wine bar, Gallery location on the West side of the Historic Plaza with 57 feet of glass retail display frontage, 15,000 sq. ft of space and big tree covered views of the Las Vegas, NM Plaza Park! Winning the 1996 Historic Preservation Award; this prestigious and prominent adobe architectural achievement was built to its preeminent glory in 1870. It began as the 1st catholic church in Las Vegas, New Mexico in 1836 and was crowned "The Most civilized Object in the West. In 1870 the Dold brothers, German merchants, built the two story adobe around the nave of the church establishing a mercantile A.Dold & Company/Charles Emil Wesche General Merchandise Store. This 15,000 square foot building is comprised of three foot thick adobe walls and two stories(3 levels) in grandeur standing proud as one of the few two story adobe's in the whole state of New Mexico. Completely restored to its original distinction all while meeting current building codes to include installing custom designed and crafted french doors and windows; hand built balconies, custom balustrades, and new PVC, new wiring, new roof and stucco, new fixtures, new demising walls to shape what is currently a 2,500 +/-square foot residence with a gorgeous European style kitchen, living, and den with two spacious bedrooms and two baths in the main residence. 3,000 additional square feet of beautifully finished interior living/ office spaces on the 2nd floor for office rental, art studio rental; multifamily use or develop into wine bar/restaurant/gallery/or more retail. 5,000 square feet of dedicated store front retail, on the ground level and 3,600 square feet of developable space inside the pillars on the 3rd floor envisioned to be a spectacular penthouse suite overlooking the park. All original hard wood oak flooring in the retail area, all original fur and maple flooring in the residential areas. Truly one of the most outstanding representations of our New Mexico heritage to ever be offered to the market. Las Vegas, New Mexico a major stop along the Old Santa Fe trail was once the HUB for the Atchison, Topeka and Santa Fe Railroad becoming the largest City in the Southwest and a trade center for several large commercial firms. C2 + R2 zoning- all allowable uses are in uploaded docs. Tenant in the Antique store is optional for continued revenue stream. 8 offices on the 2nd floor are additional revenue option.