

OFFERING MEMORANDUM

41 BISBEE CRT A5

41 BISBEE COURT A5, SANTA FE, NM 87508



INDUSTRIAL CONDO
FOR SALE - \$308,000

REA | REAL ESTATE ADVISORS
101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

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PROPERTY SUMMARY

41 Bisbee Court A5



Property Summary

Price:	\$308,000
Building SF:	2,016
Price / SF:	\$152
Year Built:	2006
Zoning:	PD - SF County
Warehouse Size:	1,802 SF
Office Size:	214 SF
Occupancy:	100%
Lease Term:	Month to Month
Current Lease:	\$22,915.40
Est. Property Tax:	\$2,952
Condo Dues:	\$3,300
Insurance:	\$4,500

Property Overview

- Warehouse / Office Condo
- Currently leased to tenant on month to month
- Front Office / Retail Space
- (1) Grade Level 12-foot Overhead Door
- (1) Dock High 12-foot Overhead Door
- Gas Suspended Unit Heater
- Tenant pays Electric and Gas

Location Overview

Located within the well-established Bisbee Court Industrial Area on the south side of the city. This area features a mix of light industrial, warehouse, and commercial uses that support a wide range of local trades and service businesses. The property benefits from convenient access to Cerrillos Road and Interstate 25, offering excellent connectivity to central Santa Fe and regional markets.

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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LOCATION MAPS

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BUSINESS MAP

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 Walmart Supercenter

 Subway


 Taco Bell

 Jersey Mike's Subs

 Murphy USA

 Starbucks

 Dion's Pizza

 McDonald's

 Santa Fe Brewing Company (Beer Hall at HQ)

 Fusion Tacos Santa Fe-Brewery

 El Parasol

 Allsup's Convenience Store

DISCLAIMER

41 BISBEE COURT A5

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