

FOR SALE

24 MATISSE RD NE, ALBUQUERQUE, NM 87123



ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com



RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



COMMERCIAL

6240 Riverside Plaza NW
Albuquerque, NM 87120
505-897-1100

PROPERTY PROFILE

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

Details

| | |
|--------------------|-------------|
| Sale Price | \$1,375,000 |
| Price Per SF | \$169/SF |
| Building Size | 8,134 SF |
| Acres | 10.7101 ac |
| Zoning | A-2 |
| Avg Occupancy Rate | 100% |
| Total Units | 6 |
| Laundry | Shared |

Description

Step back in time to this historic Route 66 ranch-style 1940 home on 10.7 acres—first built on a 200-acre Tres Pinos Canyon homestead amid granite boulders with historic visitors! A rare investment opportunity with 7 beds, 6 baths, 8,134 sq ft. Main house + 2 casitas, each with their own entry, private driveway, and beautiful courtyards! Breathtaking Sandia views & easy National Forest hiking access make you feel worlds away—yet minutes from I-40's Tramway/Central exit. Historical charm includes original kitchen cabinets, classic bathtubs/showers, flooring, rock fireplaces, wrought-iron porches, & built-in BBQ pits. Main floor has koi pond & privacy fence; lower back has shade trees. Extensive masonry/flagstone, adobe/brick/salttillo floors, open wood ceilings embody Northern NM charm!



FLOOR PLANS

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

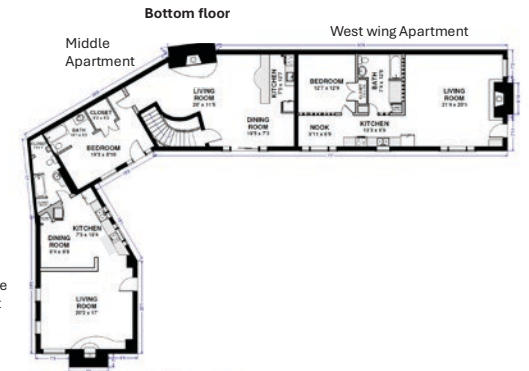
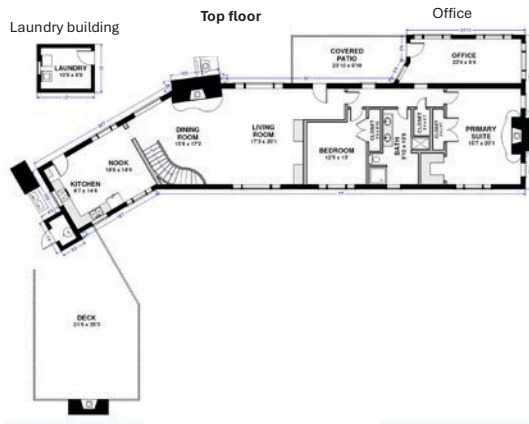
Associate Broker/REALTOR®

(505) 205-4991

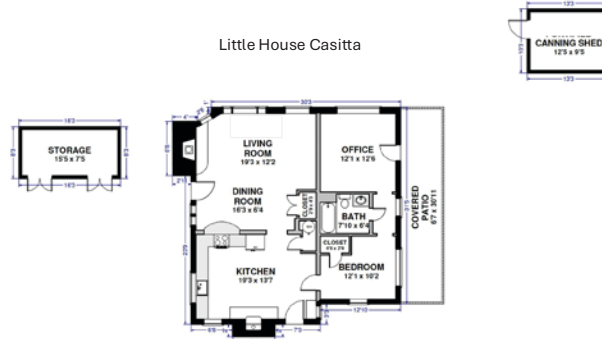
rickshubert@kw.com



| Main house- Main Residence (A) 24 Matisse Albuquerque, NM 87123 | |
|--|--------------|
| Top Floor - 2 bedrooms, kitchen, 1 bath, & living room that connects to bottom floor by indoor stairs. | 2051 sq feet |
| Top Floor -1 room office connected by covered patio. | 271 sq feet |
| Bottom floor "Middle apartment" 1 bedroom, 1 bath, living room, & kitchen connect to top floor by indoor stairs with door that can separate this unit from the top. The unit has a separate entrance to outdoor courtyard in the back of the building. | 931 sq feet |
| Bottom floor "Rock House" apartment with 1 bedroom, 1 bath, living room and kitchen connected to outdoor courtyard | 786 sq feet |
| Bottom floor "West Wing" apartment with 1 bedroom, 1 bath, living room and kitchen with outdoor courtyard separate entry | 1009 sq ft |
| Personal residence total sq feet (top and bottom floors) | 5048 sq feet |
| Laundry building for personal residence | 120 sq feet |

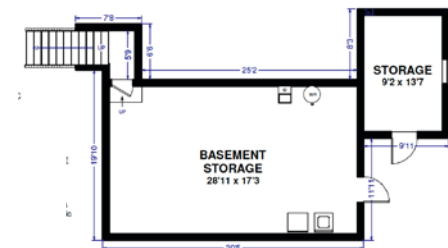
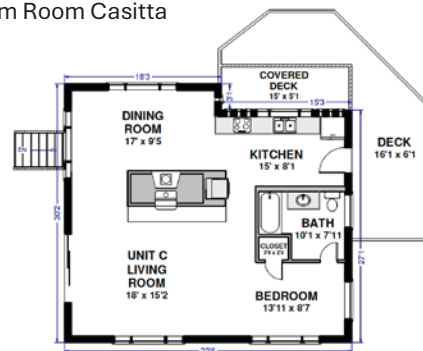


| Little House Casita 24 Matisse Unit B Albuquerque, NM 87123 | |
|--|--------------|
| Main floor - 1 bedroom, office, kitchen, 1 bath, & living room | 1108 sq feet |
| Storage shed | 134 sq feet |
| Storage shed | 136 sq feet |
| Rental residence total sq feet (Main floor and storage space) | 1378 sq feet |



| Steam Room Casita- 24 Matisse Unit C Albuquerque, NM 87123 | |
|---|--------------|
| Top floor - 1 bedrooms, kitchen, 1 bath, & living room | 963 sq feet |
| Bottom floor- Laundry for apartment and casita in a storage basement connected by stairs and doors reached from outside | 743 sq feet |
| Rental residence total sq feet (top floor and bottom floor) | 1708 sq feet |

Steam Room Casita



PROPERTY GALLERY

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

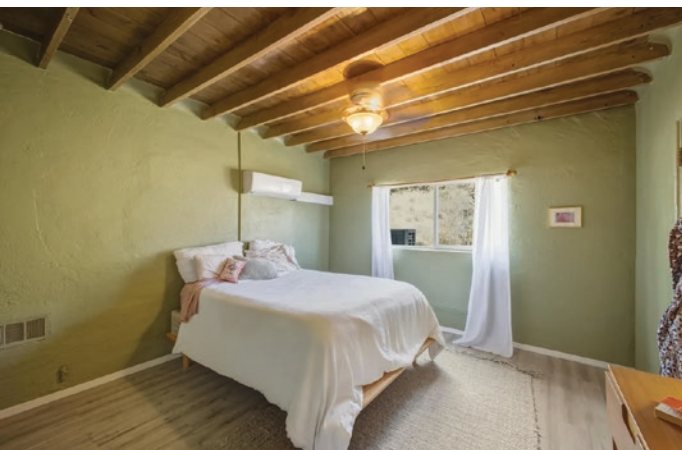
annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



PROPERTY GALLERY

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



PROPERTY GALLERY

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



PROPERTY GALLERY

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



PROPERTY GALLERY

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com



MAP

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos@kwcommercial.com

RICK SHUBERT

Associate Broker/REALTOR®

(505) 205-4991

rickshubert@kw.com

