

FOR SALE

Donwntown Office Condominium

AVAILABLE

- Suite F: ±487 SF

SALE PRICE

\$180,000

ZONING

BCD | Business Capital District

HIGHLIGHTS:

- Layout: 2 offices, reception, bathroom and kitchenette
- Two designated parking spaces and metered parking on street
- Desirable location in downtown
- Part of Kruger Building with 22 units and 46 parking spaces
- Shared heating system. New mini-splits to be installed in 2025
- COA Dues: \$539.20/month
- Year Built: 1950
- Surrounded by:
 - Professional offices
 - Retail businesses
 - Galleries
 - Restaurants
 - Hotels
 - Museums
 - Santa Fe Plaza



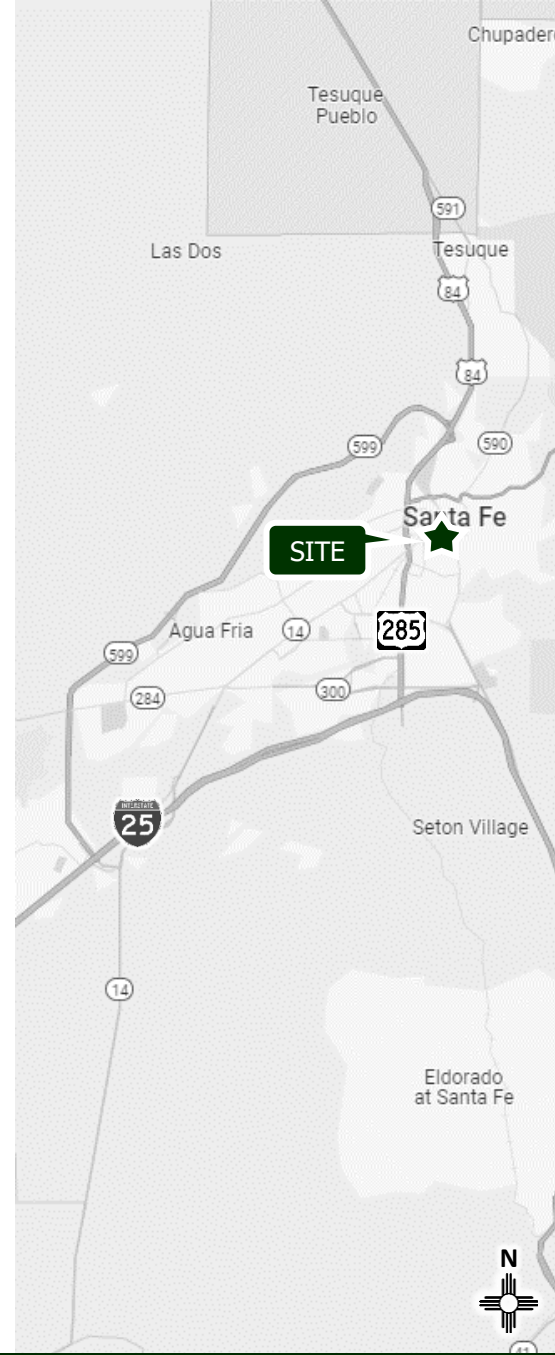
227 E Palace Ave. Suite F Santa Fe, NM 87501



505.473.3434 | www.garsagroup.com
418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

Jonathon Rivera
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The Church of
The Holy Faith

Casa de Tres
Lunas Hotel

Elissa Heyman
Psychic Counseling &
Spiritual Healing

Suite F
±487 SF

Nicholas Potter
Bookseller

DRURY
HOTELS

ultiMED
urgent medical care

Radius Books

NURETEKA
Real Estate & Commercial Solutions

E Palace Ave.

Estrellas
Santa Fe
Hotel

Vista Property
Corporation

Noella Jewelry
Couture Gem &
Bead Gallery

Trent A. Howell

egis
QUALITY SENIOR HOME CARE

ELLSWORTH
GALLERY

Sawtell W. Anthony

First
Citizens
Bank

PALACIO

Bell Tower
Real Estate

E Marcy St.

Cienega St.

Autotroph
Design

Fiorina
Properties

Deborah A
Harris, MSW

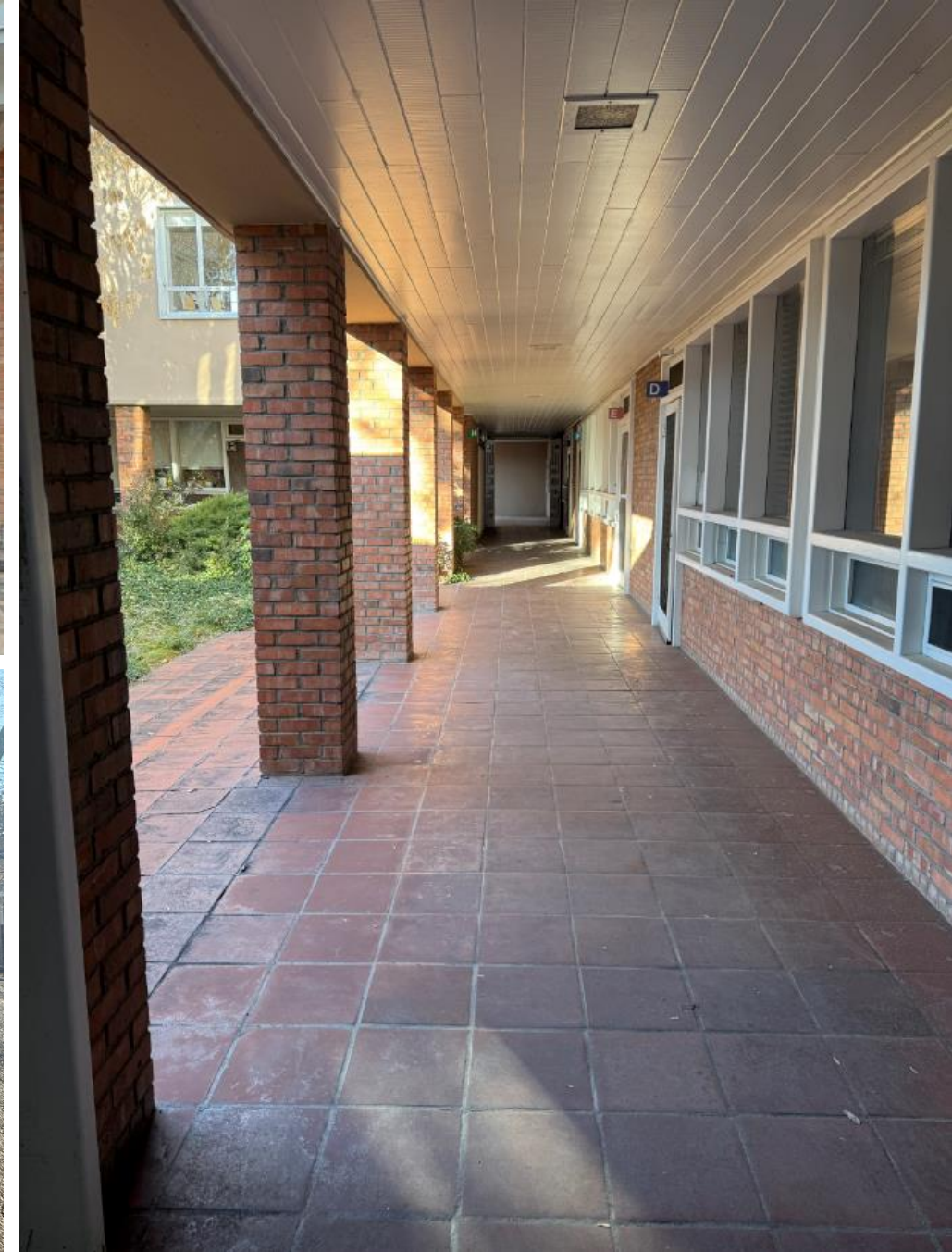
Administrative Office
of the Courts

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PHOTOS

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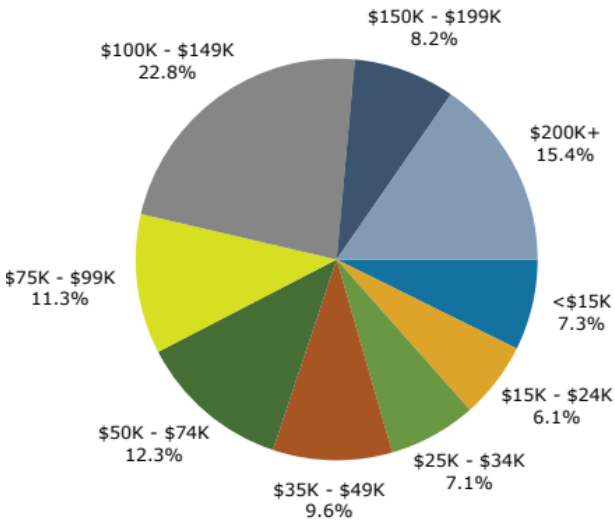
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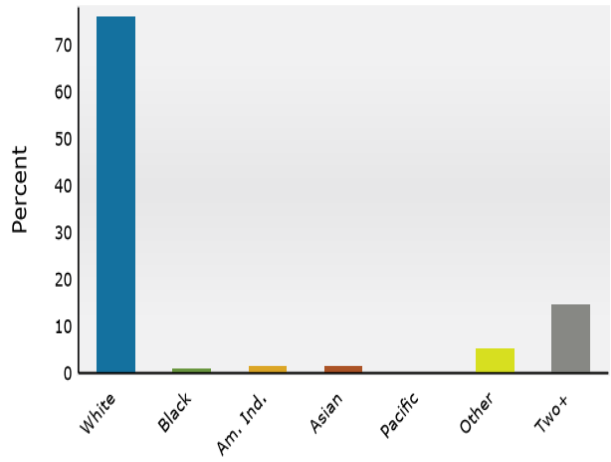
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2024 Forecasted by ESRI	1 Mile	3 Mile	5 Mile
Population	7,705	35,030	62,373
Households	4,620	18,712	31,938
Families	1,773	7,921	14,872
Average Households Size	1.65	1.84	1.92
Median Age	62.1	56.3	54.4
Media HH Income	\$90,462	\$80,692	\$80,741
Average HH Income	\$129,406	\$119,580	\$116,988
Total Business	1,887	4,439	5,729
Total Employees	21,415	51,777	64,458

HH Income – 1 mile radius



Population by Race – 1 mile radius



2024 Percent Hispanic Origin: 22.8%



The information contained in this flyer is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

DEMOGRAPHICS

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