

<b>Active</b>	<b>MLS # 201503171</b>	<b>1012 Marquez Place</b>	<b>Santa Fe NM 87505</b>	<b>Listing Price: \$575,000</b>
Status Date: 7/12/2015	<b>County: Santa Fe</b>	<b>Unit # 103A +</b>		<b>Original Price: \$575,000</b>
<b>Seller's Representative: Roseanna Z Gonzales</b>		<b>Adobe Realty of SF, Inc.</b>		



**Class** COMMERCIAL BUILDING  
**Area** 3N-SF City SE North  
**Year Built Display** 2003  
**Tax Parcel** 910005462

**Property Subtype** Multi/Mixed Use  
**Total Sq Ft** 1,430  
**Price/TotSF** \$402.10  
**Sq Ft Source** Builder Plans  
**Lot Size Acres**  
**DOM** 52

**Property Description** South Capitol, centrally located near Trader Joes, Maria's, Dulce, Whole Foods, Backstreet bistro, banks and other urban amenities, The Lofts @ Marquez Place offers live-work, multi use & C-2 zoning. Subject property consists of two back to back contemporary ground level units with 4 entrances recently renovated. Two ADA compliant bathrooms, kitchenette, high ceilings, AC, in-floor radiant heat and stained concrete floors. Unique opportunity for a business user or investor with a built in tenant. The space is presently configured as a sophisticated salon; tenant in place to March 2017 HOA fees approx \$350/mo. to include exterior building maintenance, roof and stucco, landscaping, snow removal, cistern, Insurance, CAM. Wood Gormley school district.

**Directions To Property** St. Francis to East at Cordova, North on Marquez just past Maria's, North at Wells Fargo bank [past SF Party rental and tire place] The Lofts directly in front. Turn right, left into Lofts parking area, 1st bldg on the left.

**Legal Description** THE LOFTS AT MARQUEZ PLACE UNIT 103 A THE LOFTS AT MARQUEZ PLACE UNIT 104 A T17N R9E S26

**Selling Price:**  
**SP%LP:**

**Selling Date:**

**Contract Date**

**Sq Ft Remarks**

2 legal ground floor units, ea. side approx 715 SF. Buyer to verify SF if material importance.

**Lot Dimensions**

**Listing Broker Is**

**Lease/Tenant Remarks**

Transaction Broker  
 Presently tenant occupied with long term lease in place. Lease up for renewal March 31, 2017

**Owner Name**

**APOD-Annual Prop Op Data**

**Building Dimensions**

**Occupant**

Salon

**Condo**

Yes

**Bank Owned**

No

**Tot Build Appx Sqft Rnge**

1,000 - 1,499

**Lot Size Sq Ft**

0

**Lot Size Source**

**Lead Based Paint Discl.**

No

**Owner NMREL**

Yes

**Access Type**

ADA

**Zoning Comments**

C-2 zoning, Live work, Multi-use

**Is Building Leased**

Yes

**Present Use**

**Presented By: Beth Faure**

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**Adobe Realty of SF, Inc.**

312 Camino Alire

Santa Fe NM 87501

Ofc: 505-988-2806

09/02/2015

Traffic Count  
Map Book  
NOI \$  
Approx. Age  
# Of Parking Spaces  
Transfer Fees \$  
Tax Year  
Taxes \$

Frontage Remarks  
Separate Meter  
Map  
NOI Remarks  
Ceiling Height  
Zoning C-2  
Estimated Future Tax

**UNIT INFORMATION**

Unit	SqFt	Lease Cost/SqFt \$
Unit 1	103A+ 104A	715
Unit 2		715
Unit 3		
Unit 4		
Unit 5		

Unit	SqFt	Lease Cost/SqFt \$
Unit 6		
Unit 7		
Unit 8		
Unit 9		
Unit 10		

**Lease Type** Other - See Remarks  
**Building Use** Other - See Remarks  
**Landlord Pays** Building Taxes, Fire Insurance, Land Taxes  
**Tenant Pays** Electric, Garbage, Gas, Internet Service, Sewer, Water  
**Construction** Frame  
**Floor** Concrete Slab  
**Gas** Natural  
**Electricity** Public  
**Sewage** City  
**Telephone - Landline** On-Site

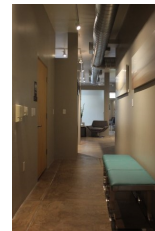
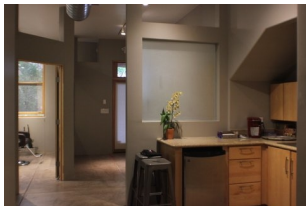
**Water** Cistern, City  
**Water Rights Available** No  
**Showing Instructions** Agent Present, Other - See Remarks  
**Terms** Cash, Conventional  
**Authority** Santa Fe City  
**Possession** Sub to Tenant Rights, Upon Funding  
**Extras** Fire Alarm, Fire Sprinklers, Kitchen Area, Refrigerated AC, Restrooms  
**Miscellaneous** Gas Water Heater  
**Parking Facilities** Parking Lot

**GREEN FEATURES**

**City of SF - Level**  
**BGNM-ANSI Standard Level**  
**HERS Rating Level**  
**LEED Level**  
**Green Remarks**

**Other Remarks**

**Additional Photos**



**Presented By:** **Beth Faure**  
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