

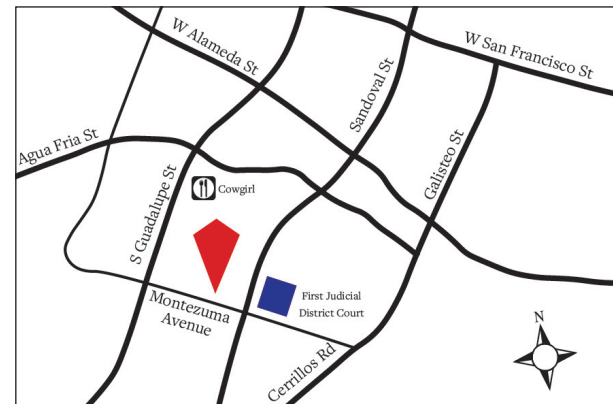
# LIVE-WORK VICTORIAN DOWNTOWN FOR SALE

311 MONTEZUMA AVENUE

Santa Fe, New Mexico 87501



- \$708,000
- 2,505 SF
- BCD zoning
- Live-work possible
- Off-street parking
- Near Railyard and downtown
- Adjacent to First District Court



**d** ROBERTS  
REALTY

DOUG ROBERTS CCIM

505.629.0825  
doug@drobertsrealty.com

Office: 505.428.0079

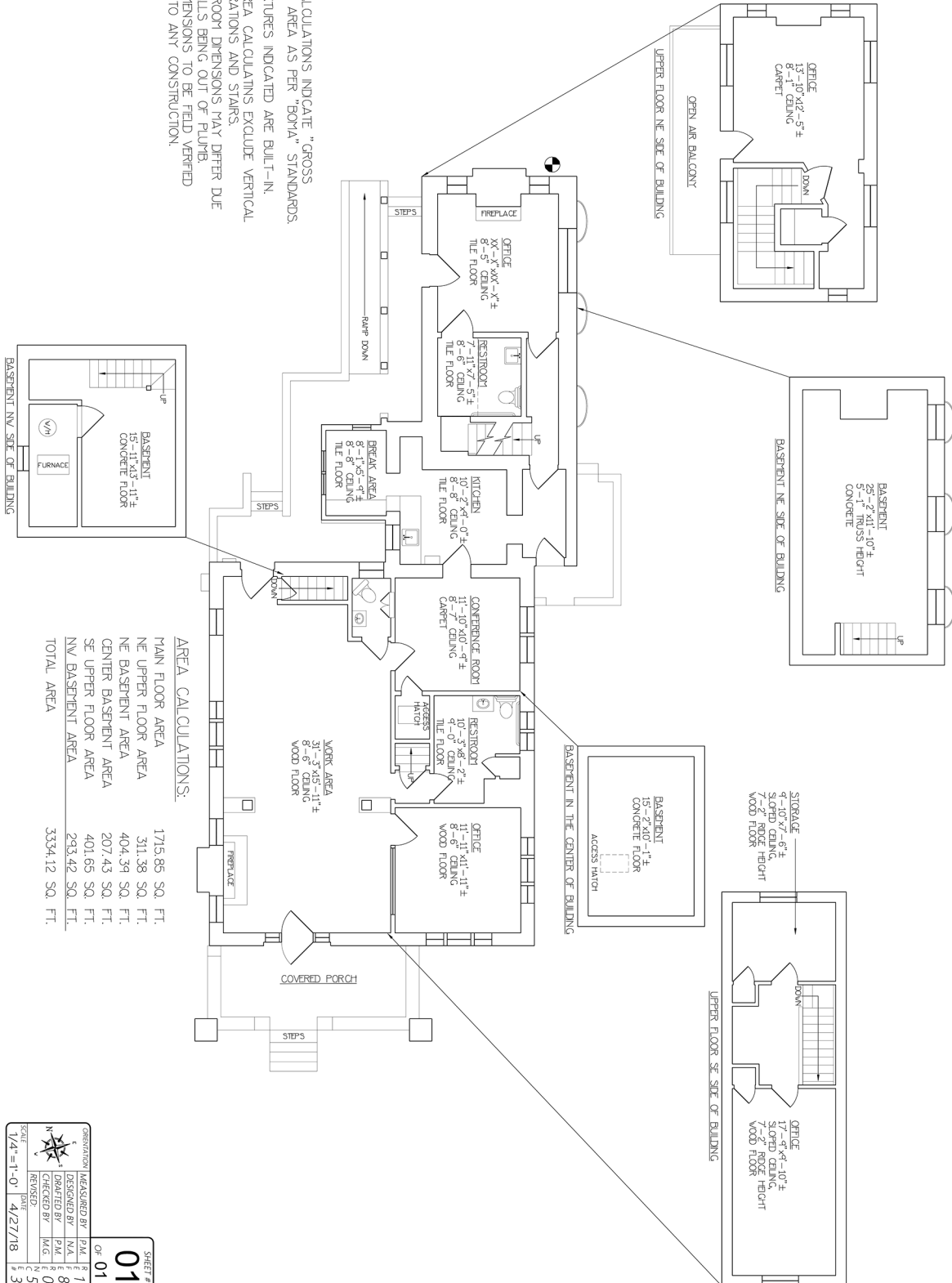
NM #18556

# LIVE-WORK VICTORIAN DOWNTOWN FOR SALE

311 MONTEZUMA AVENUE

Santa Fe, New Mexico 87501

- NOTES**
1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
  2. ALL FIXTURES INDICATED ARE BUILT-IN.
  3. ALL AREA CALCULATIONS EXCLUDE VERTICAL PENETRATIONS AND STAIRS.
  4. SOME ROOM DIMENSIONS MAY DIFFER DUE TO WALLS BEING OUT OF PLUMB.
  5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



**AREA CALCULATIONS:**

|                      |                        |
|----------------------|------------------------|
| MAIN FLOOR AREA      | 1715.86 SQ. FT.        |
| NE UPPER FLOOR AREA  | 311.38 SQ. FT.         |
| NE BASEMENT AREA     | 404.39 SQ. FT.         |
| CENTER BASEMENT AREA | 207.43 SQ. FT.         |
| SE UPPER FLOOR AREA  | 401.65 SQ. FT.         |
| NW BASEMENT AREA     | 293.42 SQ. FT.         |
| <b>TOTAL AREA</b>    | <b>3334.12 SQ. FT.</b> |

|              |              |                            |       |
|--------------|--------------|----------------------------|-------|
| ORGANIZATION | MEASURED BY  | P.M.                       | R. 1  |
| DESIGNED BY  | N.A.         | F. 8                       |       |
| DRAWN BY     | P.M.         | F. 8                       |       |
| CHECKED BY   | M.G.         | F. 8                       |       |
| REVISION     |              | F. 8                       |       |
| DATE         | 4/27/18      | F. 8                       |       |
| SCALE        | 1/4" = 1'-0" | F. 8                       |       |
| SHEET #      |              | 01                         | Of 01 |
| CLIENT:      |              | D ROBERTS REALTY           |       |
| DESCRIPTION: |              | AS-BUILT DRAWING           |       |
| PROJECT:     |              | 311 MONTEZUMA AVE SANTA FE |       |
| DRAWN BY:    |              | WCD DESIGNS                |       |
| CHECKED BY:  |              | 505-899-1199               |       |

PRICE SUBJECT TO CHANGE! Information believed reliable and accurate but unverified. dRoberts cannot guarantee, warranty or make representations about it. Independently confirm accuracy and completeness. Value of transaction depends on tax and other factors to be evaluated by your tax, financial and legal advisors. Conduct a careful, independent investigation to determine the suitability of the property for your needs. Office Phone 505.428.0079.