

FOR SALE

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

New Higher Rents and a 6+ CAP rate



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COMMERCIAL™

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

PROPERTY PROFILE

24 MATISSE RD NE, ALBUQUERQUE, NM 87123

Details

Sale Price	\$1,249,000
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

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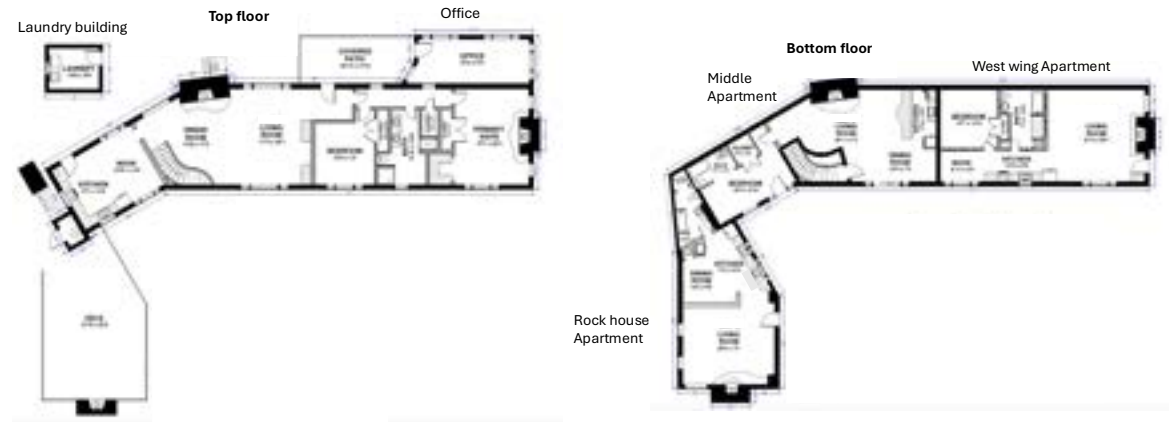
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Main house- Main Residence (A) 24 Matisse Albuquerque, NM 87123	
Top Floor - 2 bedrooms, kitchen, 1 bath, & living room that connects to bottom floor by indoor stairs.	2051 sq feet
Top Floor -1 room office connected by covered patio.	271 sq feet
Bottom 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

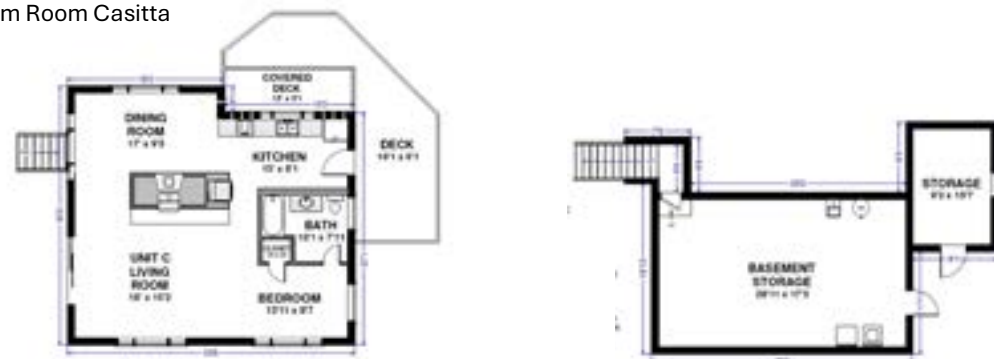


Little House Casita 24 Matisse Unit B Albuquerque, NM 87123	
Main floor - 1 bedroom, office, kitchen, 1 bath, & living room	1108 sq feet
Storage shed	134 sq feet
Storage shed	136 sq feet
Rental residence total sq feet (Main floor and storage space)	1378 sq feet



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

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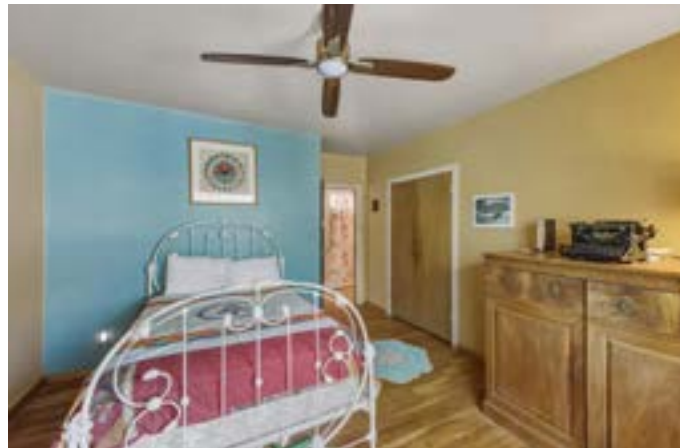


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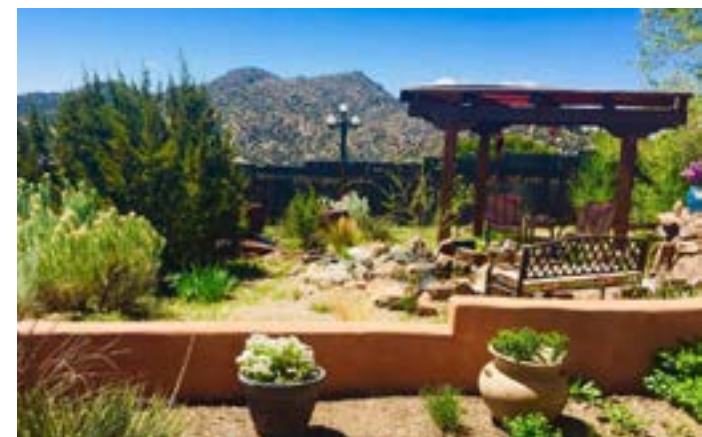


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MAP

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