

333 MONTEZUMA, SUITE 4B



MLS# 202405064 \$598,825

Located in Santa Fe's Railyard Arts District this delightful, spacious ground floor unit offers 1,409 sq. ft. of well-designed contemporary space. The suite sits in an enclosed windowed courtyard, so light comes through a series of windows on the street, and moves through the floor-to-ceiling windows, allowing natural light while blocking harsh afternoon sun. Polished concrete floors complement huge, expansive white walls offering an opportunity for multiple floor plans: art gallery, offices, retail space, or perhaps a shared business such as interior design services with a home furnishings studio.

The Railyard Arts District has many wonderful restaurants, such as Andiamo, Cowgirl Santa Fe, and Tomasitas. Retail shops in the area include bookstores, home furnishings, outdoor gear, luggage, and clothing. The District offers the Jean Cocteau movie theater, running fine independent films and, a feature film theater, Violet Crown. A who's who of contemporary art can be found in the Santa Fe Railyard Arts District. The new Vadem Contemporary Art Museum and SITE Santa Fe are nearby along with other notable art galleries such as Charlotte Jackson Fine Art, Tai Modern, and LewAllen Galleries. Currently used as a gallery, this is a perfectly-located contemporary space for a retail business or office. In addition to location, there are 5 gated parking spaces across the street for employees, and free parking for customers/clients right in front of the gallery.

There are three cornerstones to the Railyard District: Hotel Santa Fe on the South, El Dorado Hotel to the North and at its core, the terminus of the Railrunner from Albuquerque. Simply put — this is one of the best, and certainly affordable, spaces available in Santa Fe. For an exclusive showing please contact David Dougherty at 505.690.2722, or email daviddough@aol.com.

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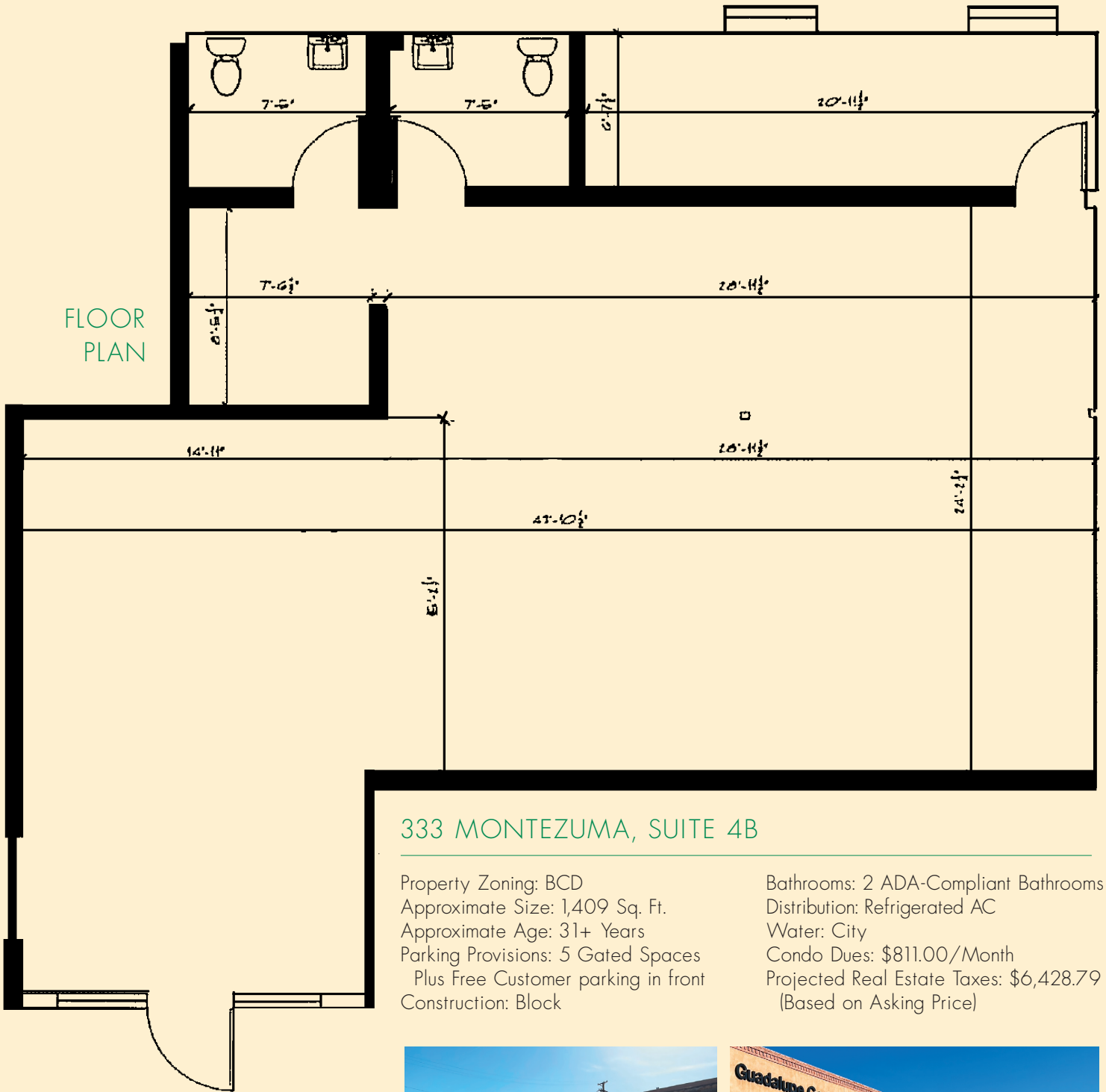
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FLOOR PLAN



333 MONTEZUMA, SUITE 4B

Property Zoning: BCD
 Approximate Size: 1,409 Sq. Ft.
 Approximate Age: 31+ Years
 Parking Provisions: 5 Gated Spaces
 Plus Free Customer parking in front
 Construction: Block

Bathrooms: 2 ADA-Compliant Bathrooms
 Distribution: Refrigerated AC
 Water: City
 Condo Dues: \$811.00/Month
 Projected Real Estate Taxes: \$6,428.79
 (Based on Asking Price)



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