

TONS OF POSSIBILITIES!

BE CREATIVE...THE SKY IS THE LIMIT ON THIS PROPERTY!

OWNER MOTIVATED!



1931 Warner Ave.

Santa Fe, NM 87505

SALE PRICE

\$2,000,000

BUILDING AREA

± 17,515 SF 1st level

± 5,495 SF 2nd level

± 23,110 SF total

LOT AREA

± .967 acres

ZONING

C-2

FEATURES

- Office, Retail, Movies, Conferences, Think Tank, Private Suites
- Climate Controlled Storage
- 11 or more possible individual LARGE Suites
- Centrally Located
- Flexible Plan
- Nearly completely remodeled (see photos)

Call James Wheeler today for more details and viewing

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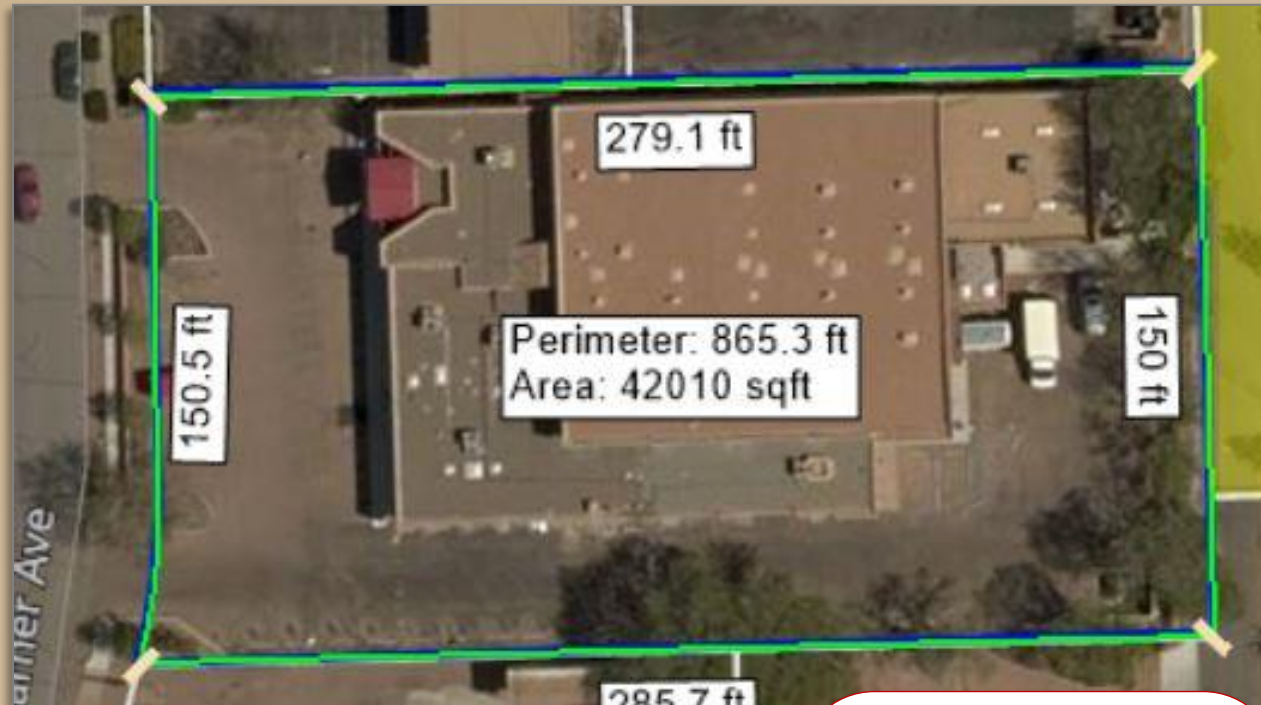
2019 GALISTEO ST. SUITE L-1 SANTA FE, NM 87505

INFORMATION ENCLOSED IS DEEMED TO BE FROM RELIABLE SOURCES, HOWEVER, IT IS SUBJECT TO CHANGE, WITHDRAWAL FROM THE MARKET AND INDEPENDENT VERIFICATION BY PROSPECTIVE BUYER OR LESSEE, AS A PART OF THEIR DUE DILIGENCE IN DETERMINING THE FEASIBILITY AND ACCURACY OF INFORMATION OF THE PROPERTY FOR THEIR USE.

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SITE PLAN & MAP



This image is for Visual Use Only

Measurements and acreage are approximate.

Use surveys or building plans for actual square feet or acreage.



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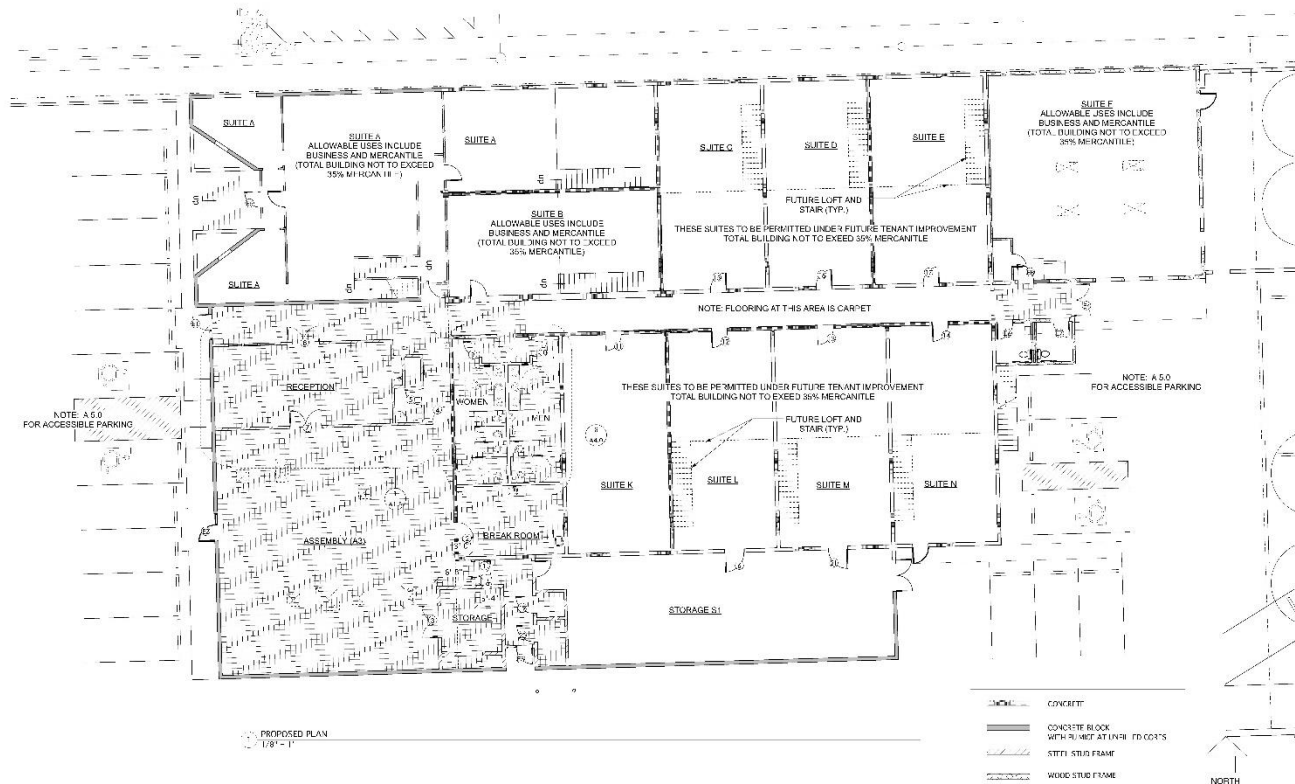
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PROPOSED FIRST FLOOR PLAN



MCCORMICK ARCHITECTS
 1000 ALBUQUERQUE BLVD.
 SUITE 100
 ALBUQUERQUE, NM 87102
 (505) 261-1000
 WWW.MCCORMICKARCHITECTS.COM

1931 WARNER AVENUE
 SANTA FE, NM 87505

PROPOSED PLAN
 DATE: 01/11/17
 PROJECT: 1931 WARNER AVENUE

A1.1

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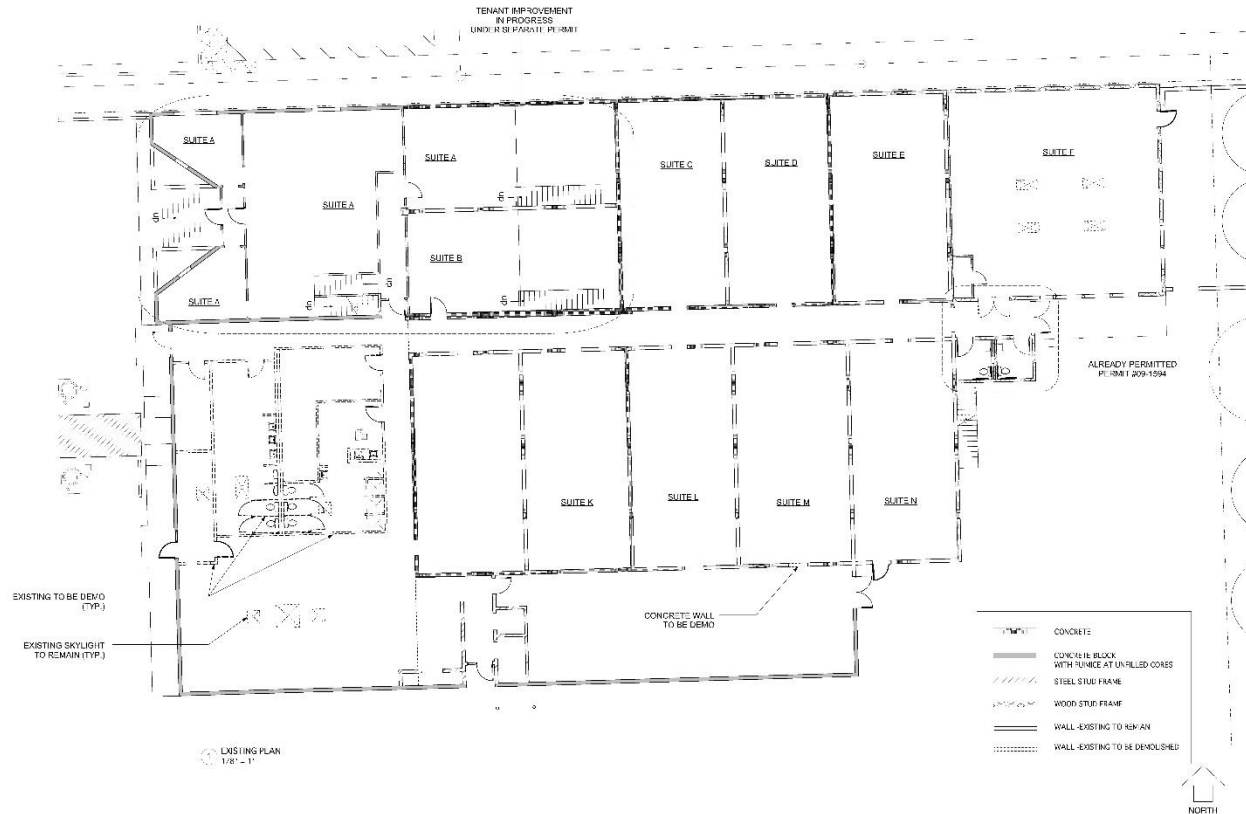
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EXISTING FIRST FLOOR PLAN



MCCORMICK ARCHITECTS
3000 ALBUQUERQUE AVENUE
SUITE 100
SANTA FE, NEW MEXICO 87505
(505) 470-8081

1931 WARNER AVENUE
SANTA FE, NEW MEXICO 87505
PERMIT 209-1594

EXISTING AND DEMO PLAN
PERMIT 209-1594
MCCORMICK ARCHITECTS

A1.0

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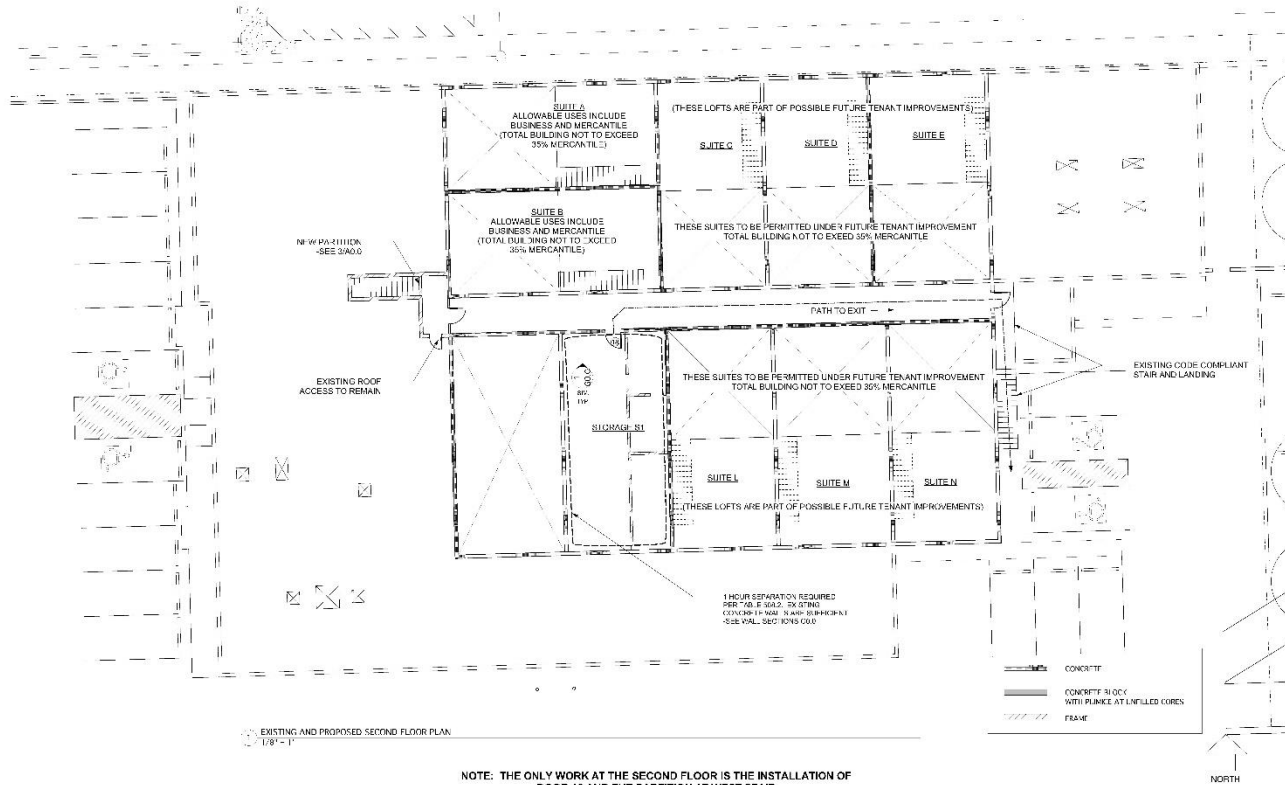
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SECOND FLOOR PLAN

CODE NOTE:
THE EXISTING 6" CONCRETE WALLS AT THE STORAGE SPACE ACHIEVE A
2 HOUR RATING PER TABLE 720.1(2)

NOTE: THE ONLY WORK AT THE SECOND FLOOR IS THE INSTALLATION OF
DOOR 18 AND THE PARTITION AT WEST STAIR



NOTE: THE ONLY WORK AT THE SECOND FLOOR IS THE INSTALLATION OF
DOOR 18 AND THE PARTITION AT WEST STAIR

MCCORMICK ARCHITECTS
1000 1/2 STREET
SANTA FE, NM 87505
505.470.8081
WWW.MCCORMICKARCHITECTS.COM

1931 WARNER AVENUE
SANTA MARTINEZ
SANTA FE, NEW MEXICO 87505

SECOND FLOOR PLAN-EXISTING AND PROPOSED
DATE: 10/18/18
PROJECT: 18-001

A1.2

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EXTERIOR



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POSSIBLE ADDITIONAL LOT
(NOT INCLUDED)



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RECEPTION, OFFICE



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WORK OUT



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CONFERENCE



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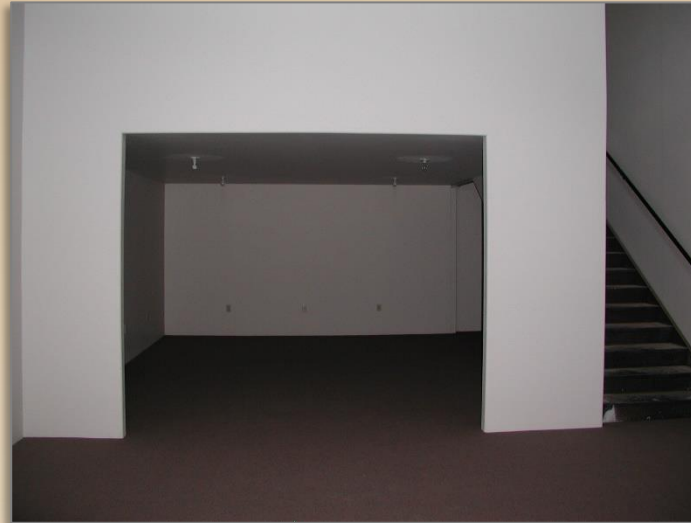
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UPPER & LOWER OFFICE VIEWS



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KITCHEN, BATHROOMS



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