

# 333 montezuma, suite 4



MLS #201500705 ~~\$750,000~~ \$525,000

Located in Santa Fe's Railyard Arts District this contemporary space offers 2,747 sq. ft. of well-designed exhibition space. The gallery sits in an enclosed windowed courtyard so light comes through a series of windows on the street, moves through the floor-to-ceiling windows, allowing natural light while blocking harsh afternoon sun. Polished concrete floors complement large white walls. This space has huge, expansive walls offering an opportunity for multiple floor plans: art gallery, office, exercise space, or perhaps a shared business such as interior design services with a home furnishings studio.

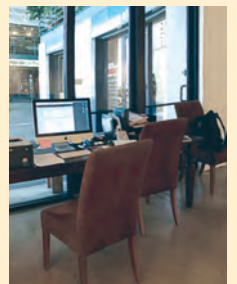
The Railyard District offers many wonderful restaurants to name just a few – Andiamo, Cowgirl Santa Fe, Pranzo Italian Grill and Tomasitas. Retail shops in the area include bookstores, home furnishings, outdoor gear, luggage and clothing. The Railyard District offers the Jean Cocteau movie theater, running fine independent films and, a new feature film theater, Violet Crown. A who's who of contemporary art can be found in the Santa Fe Railyard Arts District. SITE Santa Fe is nearby along with other notable art galleries such as Charlotte Jackson Fine Art, Tai Modern and LewAllen Galleries. This is a perfectly located contemporary art space, a retail business or even office business with ties to the arts would be an excellent fit. In addition to location, the space offers nine reserved parking spaces with access control across the street and free parking to customers right in front of the building.

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 505.989.7741, or email [daviddough@aol.com](mailto:daviddough@aol.com).

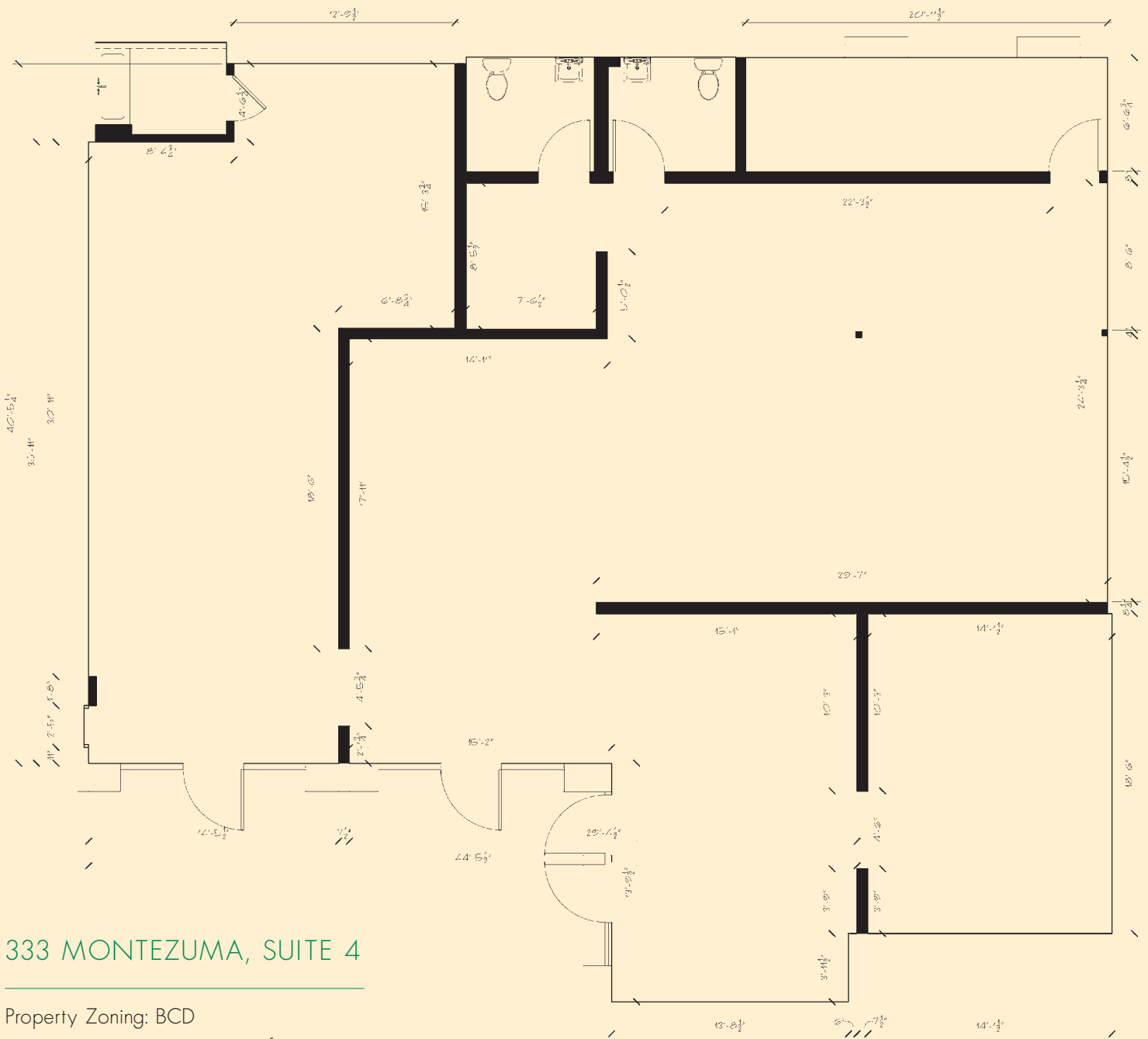
## DOUGHERTY REAL ESTATE CO. LLC

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## 333 MONTEZUMA, SUITE 4

Property Zoning: BCD

Approximate Size: 2,747 sq. ft.

Approximate Age: 31+ years

Parking Provisions: 9 spaces

Construction: Block

Heating/Cooling: Natural Gas

Distribution: Refrigerated AC

Water: City

Condo Dues: \$1,550.00/month

Projected Real Estate Taxes: \$5,637.10  
(based on asking price)



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