

# \$2,090,000 - 32 Puesta Del Sol, Santa Fe

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MLS® #202342048

**\$2,090,000**

0 Bedroom, 0.00 Bathroom, 8,935 sqft

Commercial Sale on 5.01 Acres

N/A, Santa Fe, NM

Modern institutional building built in 2004 that served as the high school building for the Santa Fe Waldorf School

from 2004 to 2023. Features high ceilings, large assembly/atrium area, wood floors, institutional kitchen, administrative offices, classrooms, deep portals, outdoor patios, metal roof, fire sprinklers and central heat / air-conditioning.

Beautiful rural setting in Santa Fe County in the southeast part of town with convenient access to Old Pecos Trail and

Interstate 25. Large gravel parking area with parking for approximately 40± cars.

Residential Estate Zoning in Santa Fe County allows for permitted uses including residential, educational, child day care, religious, medical clinics, plant nursery, and stables. Conditional uses such as performance space, fitness club, leisure sports, movie ranch, community center, animal hospital, museum, club/lodge, and commercial greenhouse may be allowed with a Conditional Use Permit which can be obtained as described in the Santa Fe County Sustainable Development Land Use Code.

Residential density is 1 dwelling unit per 2.5 acres. Utilities: propane, PNM electricity, private septic and a shared well yielding 55 gallons/minute. Offering contingent on development of a well sharing agreement and declaration of certain easements for access/maintenance for driveway, fire pump, well & utilities. Fixtures, furniture & equipment available for sale, inquire with broker. Property



also available for lease.

Built in 2004

**Listing Details**

Listing Agent	Tai Bixby
Listing Office	Real Estate Advisors, LLC

**Essential Information**

MLS® #	202342048
Price	\$2,090,000
Bathrooms	0.00
Square Footage	8,935
Acres	5.01
Year Built	2004
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

**Community Information**

Address	32 Puesta Del Sol
Area	7-South AND West of I-25
Subdivision	N/A
City	Santa Fe
County	Santa Fe
State	NM
Zip Code	87508

**Amenities**

Amenities	Storage
Utilities	Electricity Available, High Speed Internet Available
Parking Spaces	40
Parking	Other, Parking Available, Parking Lot, See Remarks

**Interior**

Interior	Carpet, Concrete, Wood
Cooling	Refrigerated

**Exterior**

Exterior	Frame
Roof	Flat, Membrane, Metal
Construction	Frame

### **Additional Information**

Date Listed	December 6th, 2023
Days on Market	419
Zoning	Rural Residential



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