

# \$1,075,000 - 1400 Maclovio Street, Santa Fe

MLS® #202500294

**\$1,075,000**

0 Bedroom, 0.00 Bathroom, 5,585 sqft  
Commercial Sale on 0.32 Acres

N/A, Santa Fe, NM

OWNER FINANCING @ 5% - 30 YEAR AMORTIZATION - CASH FLOW - HIGH RATE OF RETURN. Prime Mid-town Santa Fe Investment Opportunity â€” Mixed-Use Property with Income & Flexibility. Located in the heart of Santa Fe, this well-maintained mixed-use commercial property presents a rare investment opportunity offering both income potential and owner occupancy. The versatile layout includes six rentable unitsâ€”four dedicated office spaces and two apartments (one currently configured as an office)â€”accommodating a variety of tenant types and business models.

Constructed with durable concrete block for both exterior and select interior walls and enhanced by an insulated interior frame, the building promises lasting structural integrity and energy efficiency. A charming, over 600 sq. ft. breezeway with brick flooring serves as a shaded gathering area, welcoming tenants and visitors alike. Ornamental wrought iron grillwork adds both architectural character and security.

The spacious two-bedroom apartment, ideal as an ownerâ€™s residence or high-end rental, features high ceilings, efficient mini-split heating and cooling, and abundant storage. This comfortable, private retreat is perfect for those seeking a live/work lifestyle in Santa Feâ€™s vibrant downtown core.

The property is currently home to two reliable long-term tenantsâ€”one leasing three units and the other twoâ€”offering immediate



income stability. Generous off-street parking includes dedicated spaces for the apartment, adding to the convenience and functionality of the site.

Whether you’re an investor seeking steady income with upside potential, or an owner-occupant looking for the perfect live/work setting, this downtown Santa Fe gem offers unmatched location, flexibility, and value.

Built in 1984

**Listing Details**

Listing Agent	Paul Duran
Listing Office	Keller Williams Realty

**Essential Information**

MLS® #	202500294
Price	\$1,075,000
Bathrooms	0.00
Square Footage	5,585
Acres	0.32
Year Built	1984
Type	Commercial Sale
Sub-Type	Investment
Status	Active

**Community Information**

Address	1400 Maclovía Street
Area	4N-SF City Limit SWN
Subdivision	N/A
City	Santa Fe
County	Santa Fe
State	NM
Zip Code	87505

**Amenities**

Utilities	High Speed Internet Available
Parking	Parking Lot

## Interior

Interior	Tile
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## Exterior

Exterior	Block
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Roof	Flat
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Construction	Block
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## Additional Information

Date Listed	January 22nd, 2025
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Days on Market	263
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Zoning	C-2
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