

# \$600,000 - 2881 & 2883-b Nm 14, Madrid

MLS® #202502669

**\$600,000**

0 Bedroom, 0.00 Bathroom, 200 sqft

Commercial Sale on 0.37 Acres

N/A, Madrid, NM

Rare opportunity to own the only two adjoining undeveloped commercial lots in Madrid's business district along the historic Turquoise Trail. Located at 2881 & 2883 B State Hwy. 14, these properties offer 140 feet of highway frontage with excellent visibility and high daily traffic. Each lot is approximately 8,000 sq. ft., with utilities (water and power) at the property lines and the potential to build up to 2,400 sq. ft. per lot (to be verified with SF County if of material concern). There's ample space for required off-street parking. Included with 2881 is a 200 sq. ft. studio built with 12" pumice and concrete walls, vigas, French doors, thick wood jambs, and a 200 sq. ft. concrete patio. Both parcels are currently rented month-to-month to Connie's Photo Park and Old West Photography, with rental agreements set to terminate at closing. Personal property, including the Gypsy Wagon, stagecoach, camper, costumes, and photo props, are not included in the sale. A standout investment in one of New Mexico's most popular artistic and tourist destinations. The Live work and commercial designations make these lots highly usable. It's rare to find two lots together in the townsite of Madrid. This opens up the possibilities due to current building and us regulations, single lots are hard to develop. Sold as one.

Built in 2020

## Listing Details



Listing Agent	Leland Titus
Listing Office	Santa Fe Realty Unlimited

### Essential Information

MLS® #	202502669
Price	\$600,000
Bathrooms	0.00
Square Footage	200
Acres	0.37
Year Built	2020
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	2881 & 2883-b Nm 14
Area	12-Madrid/Cerrillos
Subdivision	N/A
City	Madrid
County	Santa Fe
State	NM
Zip Code	87010

### Amenities

Utilities	Electricity Available
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### Additional Information

Date Listed	June 12th, 2025
Days on Market	121
Zoning	C-1,C-2,Other



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