

# \$1,023,993 - 1004 Nm 76, Espanola

MLS® #202503167

**\$1,023,993**

0 Bedroom, 0.00 Bathroom, 5,338 sqft  
Residential Income on 1.15 Acres

N/A, Espanola, NM

This seven plex is well located in close proximity jobs, retail, restaurants, casinos and the world famous El Parasol and Rancho Chimayo Restaurants. Each of the units has itâ€™s own laundry or shares with one additional unit. Most of the residences have their own private yard spaces and truly feel like separate cottages in a larger northern New Mexico familial compound setting.

The property is a value-add opportunity if repositioned to take advantage of the announced 20,000 jobs, at the rate of 2,000 per year, at Los Alamos National Laboratories (LANL) that will spill in the surrounding towns, cities and counties. The subject property is located 22 miles to the front gate of LANL.

This property is strategically located at one corner of the Los Alamos/Espanola/Santa Fe employment triangle, which boasts a population of 217,008, with a median age of 45 and an average household income of \$101,364.

The property is offered at \$1,023,993, with measure of investment performance that include a price per unit of \$144,285, price per square foot of \$178.37, a GRM of 8.32 and a cap rate at 7.67 with an average rent of \$1,539 per unit per month.

Please review the 26 page flyer and Espanola housing summit reports.



Do not miss out on this rare opportunity to buy into a market that offers northern NM architecture in a family compound that is poised on the cusp of phenomenal job growth.

Built in 1949

**Listing Details**

Listing Agent        Todd D. Clarke  
Listing Office        NM Apartment Advisors, Inc.

**Essential Information**

MLS® #                202503167  
Price                   \$1,023,993  
Bathrooms            0.00  
Square Footage       5,338  
Acres                   1.15  
Year Built             1949  
Type                    Residential Income  
Sub-Type               Apartment  
Style                    One Story  
Status                   Active

**Community Information**

Address                1004 Nm 76  
Area                    31-Espanola  
Subdivision           N/A  
City                     Espanola  
County                  Santa Fe  
State                    NM  
Zip Code               87532

**Amenities**

Utilities                Other, See Remarks, Separate Meters

**Interior**

Interior Features     No Interior Steps  
Heating                Forced Air, Electric

Cooling	Evaporative Cooling
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## Exterior

Exterior	Frame, Adobe, Block
Roof	Flat
Construction	Frame, Adobe, Block

## School Information

Elementary	Espanola
Middle	Carlos F. Vigil Espanola Middle School
High	Espanola Valley High

## Additional Information

Date Listed	July 12th, 2025
Days on Market	91
Zoning	R-1, 2, 3, 4, 5, 6



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