

# Santa Fe Bokum Building

West Palace Ave. & Grant Ave. | Santa Fe, NM 87501

Located Only 2 Blocks From Santa Fe Plaza!

## FOR SALE



Surrounded by  
World Renowned  
Restaurants & Museums!

### PROPERTY DETAILS

**ADDRESS** 142 West Palace Ave.  
Santa Fe, NM 87501

**SALE PRICE** \$1,975,000

**PROFORMA  
CAP RATE** 10%

**BUILDING** ±17,333 SF

**ZONING** Business Commercial

### BENEFITS

- In the heart of Santa Fe
- Excellent location
- Walking distance from the Plaza, State Capitol, and Convention Center
- Next to Santa Fe County Clerks Office and Fusion Night Club
- Within walking distance to Court Houses

For more information on this property:

**CARLOS GARCIA**  
carlos@gotspaceusa.com  
505 670 3181

**CHRISTIAN SANCHEZ**  
christian@gotspaceusa.com  
818 939 3048

**505.988.8081**

2019 Galisteo St. Suite L1, Santa Fe, NM 87505  
www.gotspaceusa.com

**NAI Maestas & Ward**  
Commercial Real Estate Services, Worldwide.

# got space

AERIAL

142 WEST PALACE AVE. | SANTA FE, NM 87501



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PHOTOS

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## Santa Fe Plaza Bokum Building

### APOD (Actual 2011)

	Sqft	Per. Mo (Mod. Gross)	Per.YR (Mod. Gross)	R/sqft (Mod. Gross)
Office/Retail	15,584	\$21,428	\$257,136	\$16.5
Vacant/Uncollected	1,749	\$0	\$0	\$0.0
<b>Actual Income/Totals</b>	<b>\$17,333</b>	<b>\$21,428</b>	<b>\$257,136</b>	
Property Tax		\$1,750	\$21,000	
Insurance		\$1,344	\$16,130	
Utilities		\$3,168	\$38,015	
Parking		\$1,902	\$22,825	
<b>Expenses Total</b>		<b>\$8,164</b>	<b>\$97,970</b>	
<b>NOI</b>		<b>\$13,264</b>	<b>\$159,166</b>	
		<b>CAP</b>	<b>8%</b>	
		<b>Price</b>	<b>\$1,975,000</b>	

### APOD (Potential)

	Sqft	Per. Mo (Inc. CAM)	Per.YR (inc.CAM)	R/sqft (Inc.CAM)
Office/Retail	15,584	\$24,025	\$288,304	\$18.5
Storage	1,749	\$437	\$5,247	\$3
<b>Potential Income/Totals</b>	<b>17,333</b>	<b>24,463</b>	<b>293,551</b>	
Property Tax		\$1,750	\$21,000	
Insurance		\$1,344	\$16,130	
Utilities		\$3,643	\$43,717	
Parking		\$1,902	\$22,825	
<b>Expenses Total</b>		<b>\$8,639</b>	<b>\$103,672</b>	
<b>NOI</b>		<b>\$15,823</b>	<b>\$189,879</b>	
		<b>CAP</b>	<b>10%</b>	
		<b>Price</b>	<b>\$1,975,000</b>	