

# \$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 |
|-----------|-----------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 124             |
| Zoning         | C-1,C-2,Other   |



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