Landmark Commercial Building

4541 Corrales Rd. | Corrales, NM 87048

For Sale

Visit Our YouTube Channel

COMPLETELY RESTORED CORRALES LANDMARK



Available: ±5,968 SF ±1.63 Acres



PROPERTY HIGHLIGHTS

- On the main corridor in the Village of Corrales
- Prime location for a restaurant, brewery, art gallery or events center

- SWQ Corrales Rd. & Mockingbird Ln.
- On the Corrales Historical Society list of properties
- Plenty of parking

Sign

N/ISunVista



Martha Carpenter martha@sunvista.com | 505 228 0154

Landmark Commercial Building COMPLETELY RESTORED CORRALES LANDMARK

4541 Corrales Rd. | Corrales, NM 87048









HIGHLIGHTS

SALE PRICE

• \$1,500,000

AVAILABLE

- Building: ±5,968 SF
- Land: ±1.63 Acres

ZONING

 C-Neighborhood Commercial, Village of Corrales

PROPERTY HIGHLIGHTS

- On the main corridor in the Village of Corrales
- Prime location for a restaurant, brewery, art gallery or events center
- On the Corrales Historical Society list of properties
- Plenty of parking
- Hand crafted vigas throughout
- Seven kiva fireplaces
- Flagstone and brick floors
- Large covered and open patios
- PLEASE DO NOT DISTURB THE EXISTING BUSINESS

N SunVista

505 878 0001 | sunvista.com

Martha Carpenter martha@sunvista.com 505 228 0154

Landmark Commercial Building COMPLETELY RESTORED CORRALES LANDMARK

4541 Corrales Rd. | Corrales, NM 87048

PHOTOS







Martha Carpenter martha@sunvista.com 505 228 0154 Lisa Mercer lisa@sunvista.com 505 235 8503



NSunVista

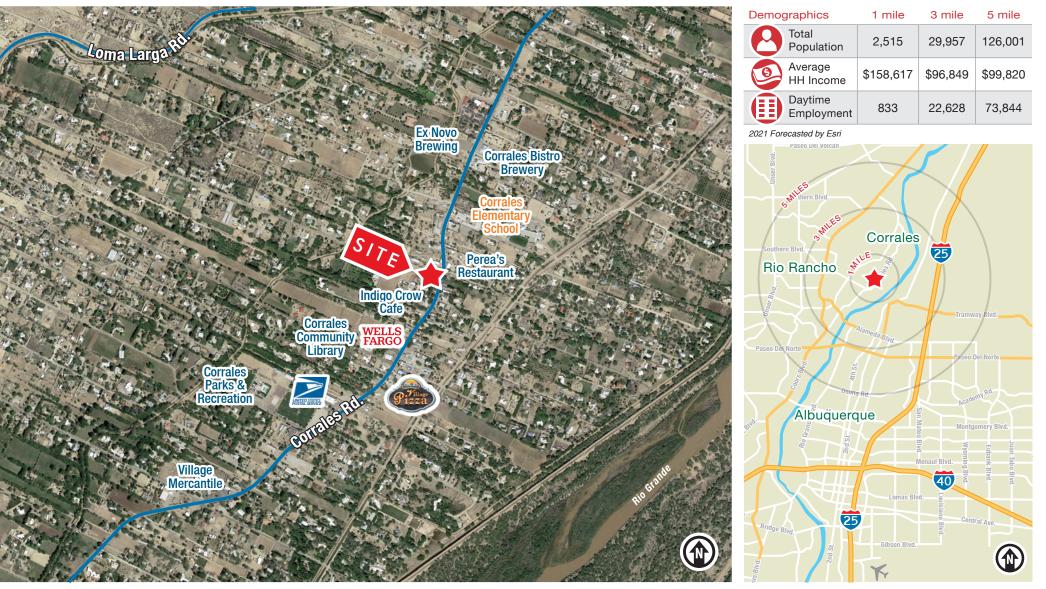
 505 878 0001
 sunvista.com
 f
 in
 in

 6801 Jefferson St. NE
 Suite 200
 Albuquerque, NM 87109

Landmark Commercial Building COMPLETELY RESTORED CORRALES LANDMARK

4541 Corrales Rd. | Corrales, NM 87048

LOCATION





505 878 0001 | sunvista.com

Martha Carpenter martha@sunvista.com 505 228 0154

Landmark Commercial Building COMPLETELY RESTORED CORRALES LANDMARK

4541 Corrales Rd. | Corrales, NM 87048

LOCATION



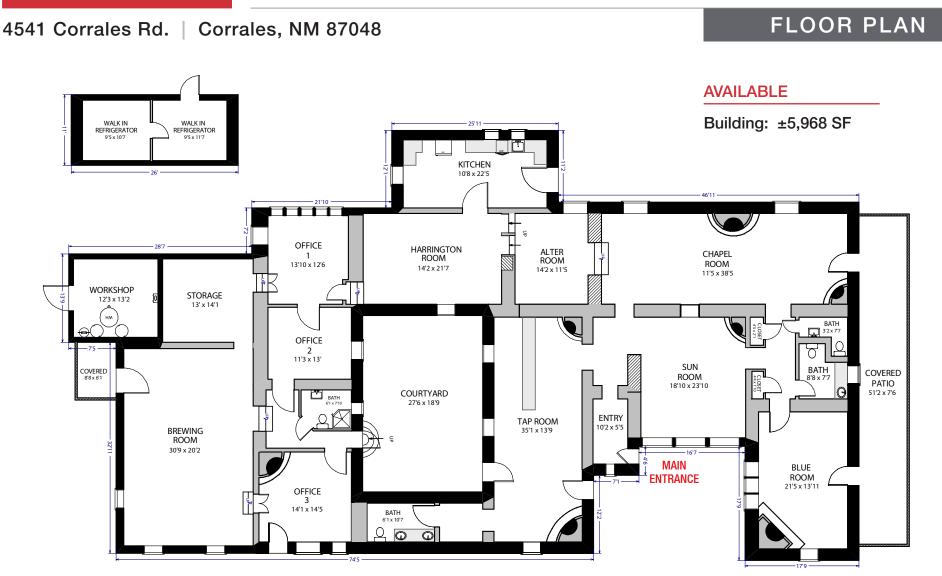


505 878 0001 | sunvista.com

Martha Carpenter martha@sunvista.com 505 228 0154

Landmark Commercial Building

COMPLETELY RESTORED CORRALES LANDMARK



 505 878 0001
 sunvista.com
 Image: Sunvista

 6801 Jefferson St. NE
 Suite 200
 Albuquerque, NM 87109

Martha Carpenter martha@sunvista.com 505 228 0154 Lisa Mercer lisa@sunvista.com 505 235 8503

N.

Landmark Commercial Building

COMPLETELY RESTORED CORRALES LANDMARK

SITE SURVEY 4541 Corrales Rd. | Corrales, NM 87048 TRACT 78, M.R.S.C.D., PROPERTY MAP NO. 18 **AVAILABLE** Building: ±5,968 SF Land: ±1.63 Acres VOOD BLDG 9.9' P/L TO BLDG. LOT LANDS OF CASA VIEJA REC =1.5238 ACRES IEEL POST & RAIL FENCE 1.6298 25.95' X 11.0' REFRIGERATOR BLDG. 75' P/L TO BLDG ⁵⁵ SUBD. 00 W Rd. CONTROL rales ò.

 505 878 0001
 sunvista.com
 Sunvista

 6801 Jefferson St. NE
 Suite 200
 Albuquerque, NM 87109

Martha Carpenter martha@sunvista.com

505 228 0154

Corrales

TRADE AREA ANALYSIS

Corrales A Treasured Oasis Within A Large Metro Area

Corrales, the Spanish word for corrals, was home to the Tiguex Indians for centuries before Spanish explorers laid claim to the region around 1540. In 1710, a grant of the Alameda lands was given to Corporal Francisco Montes Vigil, A soldier in the Spanish army. The Alameda Land Grant, which included 106,274 acres, today provides clear title of ownership for all property within Corrales.

In modern times, Corrales has become known as a haven for artists and other free spirits. The newcomers were active in creating a volunteer fire department, art galleries, and a municipal library. They eventually joined with longtime residents to incorporate as a village in 1971. Corrales experienced enormous residential growth following its incorporation, growing from a population of about 3,000 to an estimated population of almost 10,000 today. Though surrounded by suburban growth, Corrales residents continue to enjoy the rural character of the historic village.



HISTORIC OLD SAN YSIDRO CHURCH



Ysidro Church was built in 1868. The Old Church was added to the National Register of Historic Places in 1980 and also listed on the New Mexico Register of Cultural Properties. It's located at 966 Old Church Road in Corrales.

The Historic Old San



Corrales Harvest Festival

Corrales Harvest Festival is a beautiful fall weekend full of activities organized by the Kiwanis Club of Corrales Foundation. Net proceeds are awarded to non-profit organizations supporting children's programs and animal welfare organizations.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

550 Bernalillo **Rio Rancho** Northern Blyd NB Southern Blvd SE Corrales 25, Irving Blvd NW Tramway Rda Paseo del Norte NA Los 194 aseo del Norte N Mana Ranchos de Albuquerque Rd NE Montgomery Blvd N8 aul Blvd Ni 40 Albuquerque on Blvd SE Dennis Chavez Blvd SV Kirtland Air Force Base 25

Martha Carpenter martha@sunvista.com

505 228 0154