

A Route 66 landmark is now available for Lease in Edgewood. Once an original Hedges Oil Co. Filling Station - re-purposed into a trendy office, retail or mixed-use space. Large open floor plan and high ceilings include a separate entry vestibule, kitchen area, back office, storage rooms and 2 Bathrooms (+/- 2051 sq. ft.). Plenty of dedicated paved parking in front with possible shared outdoor tenant storage through gated back of building. This property is C2- zoned and even suitable for light manufacturing needs.



Recently renovated Architectural upgrades and finishes include steel countertop, steel lintels and corrugated metal wainscot paneling. New plumbing fixtures include IKEA kitchen sink area, utility sink, bathroom sink, high-efficiency toilet, water pump, pressure tank and large capacity septic system. This space is available for an affordable \$.85/sq. ft. per month with a 1-year Triple Net Lease agreement. (Owner is willing to explore other options per your business needs.)



An optional connected bay (+/- 885 sq. ft.) with 8 ft. roll-up door for possible workshop, retail booths, storefront or inventory/storage purposes is also available. Has plenty of natural light with 2 large West facing windows plus an evaporative cooler. Electrical upgrades including 220v or 3-Phase modifications can also be incorporated into bay. Reasonably priced at \$.70/sq. ft. per month with 1-year Triple Net Lease agreement. (Owner is willing to explore other options per your business needs.)

Iconic and distinctive Route 66 Red Arrow sign makes this building stand out! Owners currently in process of securing grant money for neon sign historic restoration. Property has high traffic visibility with nearly 1 million people annually traveling Route 66. Easily accessible from frontage road and only 1.5 miles West from the I-40 Edgewood exit. Located in Santa Fe County, Edgewood is only a 27-minute drive from Albuquerque and 58 miles to Santa Fe.



Edgewood is ranked one of fastest growing and #5 safest city in New Mexico. Nearby Businesses include: Smith's Grocery, Walgreens, Tractor Supply, Raks Building Supply, McDonalds, Pizza Barn, Domino's, Subway, Sonic, Old Mill, Rich Ford, Wal-Mart and Comfort Inn and Suites.

Please contact Mark Knutson (505-286-8500) for more information and times for a showing.