

\$3,041,053 - 3226 Rufina, Santa Fe

MLS® #202502719

\$3,041,053

0 Bedroom, 0.00 Bathroom, 11,440 sqft
Residential Income on 0.88 Acres

N/A, Santa Fe, NM

Excited to see this Apartment community come to market in the high-end tourism, 400 year old capital, high alpine skiing, arts, and cultural mecca of Santa Fe, NM.

If you love Meow Wolf, this property is located a few hundred feet south at 3226 Rufina. The economic engine of Meow Wolf makes this an ideal asset to acquire under the rising tide raises all ships theory.

The property contains a total of 23 units in 2 buildings built in the 1980s, with a small parcel of land for potential additional uses.

Historically a high barrier to entry market for new construction, the area has been identified as being short some 6,484 housing units.

The community has partnered to bring more multifamily units on line than the Albuquerque area, but it's not enough to satiate the resident demand. This has translated to high rent growth and the new construction is establishing a new ceiling on market rents ranging from \$2,505 to \$6,446 per month (you read that correct " there are a half dozen communities that the high end of their rent is between \$2,505 to \$6,446 per month!)

This high barrier to entry market has some of the most expensive single-family housing in the country with an average price over \$700,000.



If you want to pay all cash, or obtain a new loan, the price is \$3,041,153 â€“ a 5.85% cap rate at the current average rents of \$1,042, the measure of investment performance include a price per unit of \$132,224, a price per square foot of \$265.84 a GRM of 10.58 and a cap rate of 5.85%. If the rents are raised to market averages of \$1,401, measure of investment performance improve to 7.86, and a cap rate of 7.49%

Do not miss out on this opportunity to invest in one of Americaâ€™s most sought-after markets and receive a rare positive cash flow.

Built in 1984

Listing Details

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

Essential Information

MLS® #	202502719
Price	\$3,041,053
Bathrooms	0.00
Square Footage	11,440
Acres	0.88
Year Built	1984
Type	Residential Income
Sub-Type	Apartment
Style	Multi-Level
Status	Active

Community Information

Address	3226 Rufina
Area	4N-SF City Limit SWN
Subdivision	N/A
City	Santa Fe

County	Santa Fe
State	NM
Zip Code	87507

Amenities

Utilities	Separate Meters
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Interior

Interior Features	Interior Steps
Heating	Electric
Cooling	Evaporative Cooling
Stories	Multi/Split

Exterior

Exterior	Frame
Roof	Built-Up
Construction	Frame

School Information

Elementary	Ramirez Thomas
Middle	Ortiz
High	Santa Fe

Additional Information

Date Listed	June 17th, 2025
Days on Market	139
Zoning	R-1, 2, 3, 4, 5, 6



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