



2079 Sherman Ave
Monte Vista, CO 81144

Commercial Building

Offering Summy

Purchase Price: \$400,000

County: Rio Grande

Area: Monte Vista

Price/SqFt: \$113.12

Finished SqFt: 3536

Property Sub Type: Office

Property Type: Commercial Income

Remaining Term in Months: 60

Units: 2

Half Baths: 2

Current Business: Colorado Workforce Center

Covenants: No

REO/Lender Owned: No

Domestic Water: Public

Sewer: Public

Special Assessment: No

Lease Included: Yes

Tax Year: 2024

Total Taxes: \$1156

Year Built: 1975

MLS # 825250



Property Description

Discover an exceptional 3/4-acre property in the heart of Monte Vista's bustling, high-traffic corridor near the fairgrounds. This versatile gem offers strong potential for investors, businesses, or developers. Half of the modern building is securely leased to a state tenant with a robust 5-year lease, featuring built-in annual rent escalations for steady, growing income. With its prominent location and substantial lot size, this property is ideal for a premium office space, vibrant retail hub, or a visionary redevelopment project. Capitalize on the area's strong visibility, heavy foot and vehicle traffic, and proximity to the fairgrounds to elevate your business or investment portfolio. Don't miss this rare chance to own a high-potential property in a prime location poised for growth!

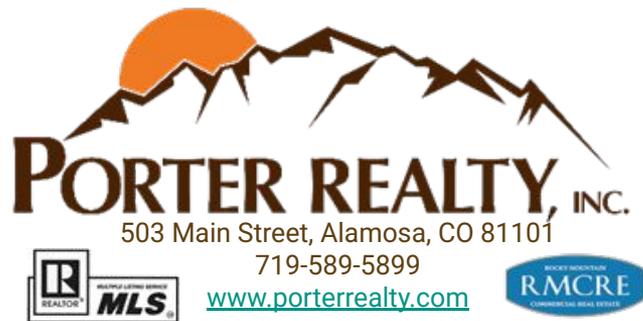


Location Map



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Excellent Service ~ Expert Advice ~ Exceptional Results

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