

# HWY 149 Office Complex

Lake City, CO



Investment Opportunity



This office complex spans approximately 3,860 square feet on .32± acres and features six rentable units: four commercial spaces and two residential apartments (one with 1 bedroom and 1 bath, the other with 2 bedrooms and 2 baths). Currently, four units are leased, providing immediate income potential.

With over 100+ feet of frontage along State Highway 149, the property offers excellent visibility and access. It is located just a block from the town limits of Lake City, near various amenities, and surrounded by other businesses, enhancing its economic value. The complex includes a paved parking lot for about ten vehicles, plus additional gravel parking for trailers. Some landscaping and a small drip irrigation system are also in place. This property is a unique investment opportunity combining commercial and residential spaces.

## Property Highlights

- .32± Acres (4.5 Lots)
- 3,860± Sq. Ft.
- 6 Units: 2 Residential & 4 Commercial
- Location on State Highway 149
- Paved Parking in front, dirt & Gravel in Back

**\$775,000**



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