

## Full Property View - Client

12536 E US Highway 160, Alamosa, CO 81101

----- **\$160,000** - Active

### Listing



Listing ID:	<b>5158996</b>	MLS Status:	<b>Active</b>
Property Type:	<b>Commercial Sale</b>	List Price:	<b>\$160,000</b>
Property Subtype:	<b>Retail</b>	Original List Price:	<b>\$175,000</b>
County:	<b>Alamosa</b>	Structure Type:	
Year Built:	<b>1965</b>	Lease Considered:	
Lease Amount:		Listing Terms:	<b>Cash, Conventional</b>
Listing Contract Date:	<b>09/04/2020</b>	Spec. Listing Cond:	
Days in MLS:	<b>1,731</b>	Tax Year:	<b>2018</b>
Tax Annual Amt:	<b>\$1,713</b>		
Tax Legal Desc:	<b>FR 7-37-11 BEG 208.75' E OF N4 COR SEC7 TH E 100' TH S 250' TH W 100' TH N 250' TO POB .57AC JWD B 272 P 162 2-26-80 DC REC #315751 7-6-03</b>		

### Building Information

Building Area Total (SqFt Total):	<b>3,299</b>	Building Class:		Stories:	<b>1</b>
Construction Materials:	<b>Frame</b>	Year Built Effective (Last Remodel):	<b>0</b>		
Building Features:		Roof:	<b>Architectural Shingles</b>	Architectural Style:	<b>Traditional</b>
PSF Total:	<b>\$49</b>	Ceiling Height (Clear Span):			

### Site & Location Information

Lot Size:	<b>3.80 Acres / 165,528 SqFt</b>	Fencing:	
Current Use:	<b>Commercial</b>	Lot Features:	
Road Surf/Front:	<b>Dirt/Public Road, Year Round</b>	Road Responsibility:	
Zoning:	<b>commercial</b>	Building (Complex) Name:	
		Parcel Number:	<b>541506400029</b>
Walk Score:	<b>1</b>	<a href="#">View Walk, Bike, &amp; Transit Scores</a>	

### Water & Utilities

Water Included:	<b>Yes</b>	Water Source:		Sewer:	<b>Septic Tank</b>
Well Type:	<b>Commercial</b>	Well Usage:		Issued Well Permit #'s:	
Utilities:	<b>Electricity Connected, Natural Gas Connected</b>				

### Financials & Expenses

Cap Rate:	<b>0.00</b>	Cap Rate Calculation:	
<u>Actual</u>		<u>Projected</u>	
Gross Income:		Gross Income:	
Operating Expense:		Annual Expense:	
Annual Net Income:		Annual Net Income:	
Operating Expense Includes:			
# Units Total:	<b>1</b>	# Units Vacant:	
		# Units Furnished:	

### Parking

Parking Total:	<b>20</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>20</b>
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>			
<b>Off-Street</b>	<b>20</b>				

### Public Remarks

Discover the potential of this prime commercial property, featuring a remarkable 960 ft. Artesian Well, ideal for a variety of business ventures. Equipped with 2-phase electric service and natural gas, this space is ready for your innovative ideas. Located in Alamosa, Colorado, the heart of the rapidly growing San Luis Valley, which boasts a population of 46,108 in 2024 census report, this property is positioned for success. Originally established in 1965 as a thriving restaurant, the building has a rich history and is structurally sound, complete with a new roof and a privacy fence for added security. Whether you're looking to revive the culinary scene or explore new business opportunities, the possibilities are endless in this vibrant community. Seize the chance to make your mark in a region that is flourishing like never before! Call for additional details and a private showing.

### Directions

#### East Alamosa



All data deemed reliable but not guaranteed.  
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### Photos



The subject property acreage plus 3 acres totals 3.287. This is the preliminary plat approved by the adjoining lot owner to be included in the sale for the subject property.



A new roof in September of 2020.



There is a six-foot privacy fence behind the building. The septic is at the bottom of this picture.



Directly in front of the building is Highway 160 access.



The entrance had some cement work done. Property faces North.



Interior entrance



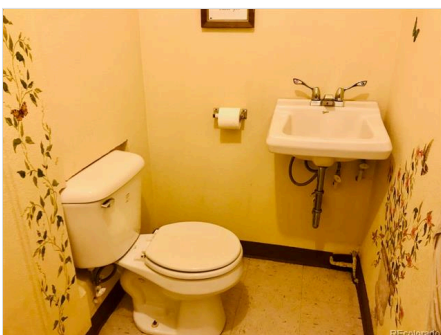
Large area has hardwood floors. The rear door faces South. Located along the SW corner of the building



The front entrance is to the left of this picture. Forward is the bathrooms to your right and office space to your left of the picture.



two half bathrooms - Men's room and the Women's room

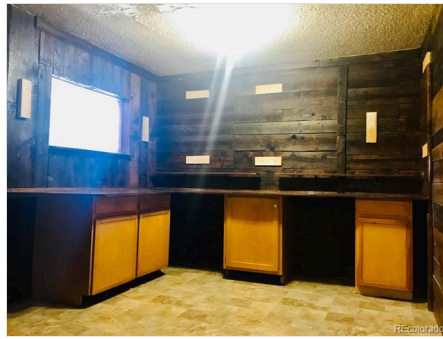


Women's bathroom

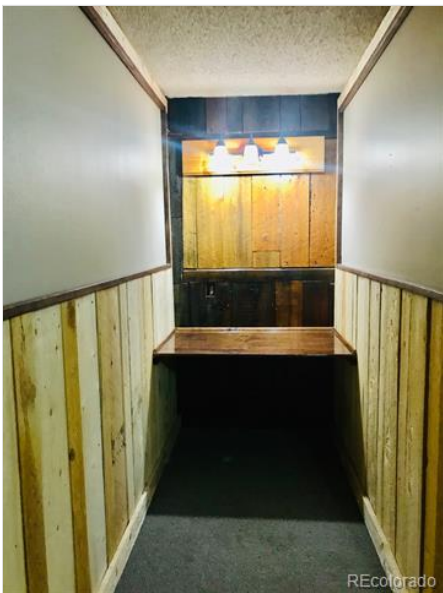




Men's Bathroom



Office space



Office space



2nd Office / Storage space



Hallway - 2nd Office space / storage room



Kitchen Galley area - this wall can be removed.



Dish Room area



Employee bathroom





Galley room - different angle with a temporary wall in place (can be removed).



Side entrance - where the former refrigerators were located.



Back room - where the Utilities are located.



Former restaurant grill area.



Rear Entrance - SW corner of the building



Southside view of the building



Well house - Electrical has been updated to metal conduit.



West side of the building. Fencing is 6ft tall.



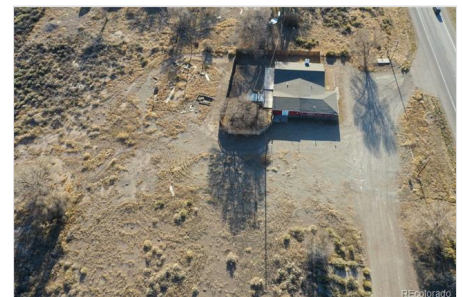
Backyard to the building



East side of the building



The natural gas meter is located behind the southeast corner of the building. Power is through Excel Energy and runs underground from the power pole in the picture.



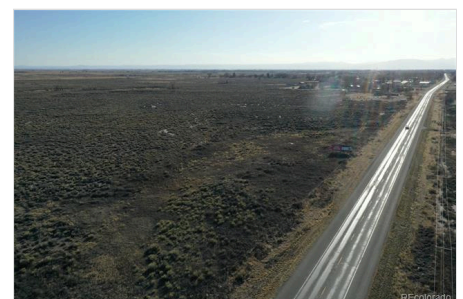
Aerial view of the main building



On the east boundary line, the building faces north with a highway frontage driveway.



The adjoining property is approximately 54 acres adjacent to the subject property. Here is a view from the south boundary line facing northwest showing Mount Blanca.



The adjacent 54 acres has highway frontage.