



**Profitable Turn-Key
Business for Sale!**

**6655 W Us Highway 160
Alamosa, CO**

Premier Fence Company



Property Description

The San Luis Valley's premier fence company for over 50 years, Garrison Fence, is for sale in Alamosa. Don't miss this incredible opportunity to own a profitable business that carries with it one of the most iconic and well-recognized names in southern Colorado for fencing. This is a turn-key operation that is open for business and comes with all real estate, furniture, fixtures, equipment, and inventory. Don't forget the Garrison Fence company name as well as over 6 months of pre-sold projects to come.

Offering Summary

Address: 6655 W Us Highway 160

Alamosa, CO 81101

County: Alamosa

Acres: 3.05

Fixtures Included: Yes

Office Sq Ft: 1200

Lot Dimension: 3.05

Listing Price: \$1,250,000



Property Features

Financial Summary

Current Property Use: General Office,
Retail Warehouse, Warehouse,
Manufacturing

Water Well: Yes

Lease Included: No

Internet Service: Yes

Internet Provider: Jade Communication

Inventory Included: Yes

New Construction: No

Possible Property Use: General Office,
Manufacturing, Office Warehouse, Special
Use, Warehouse

Zoning: Commercial

Units: 1

CREN MLS # 816037

Owners Association: No

Real Estate for Sale: Yes

REO/Lender Owned: No

Sale/Rent: For Sale

Short Sale: No

Special Assessment: No

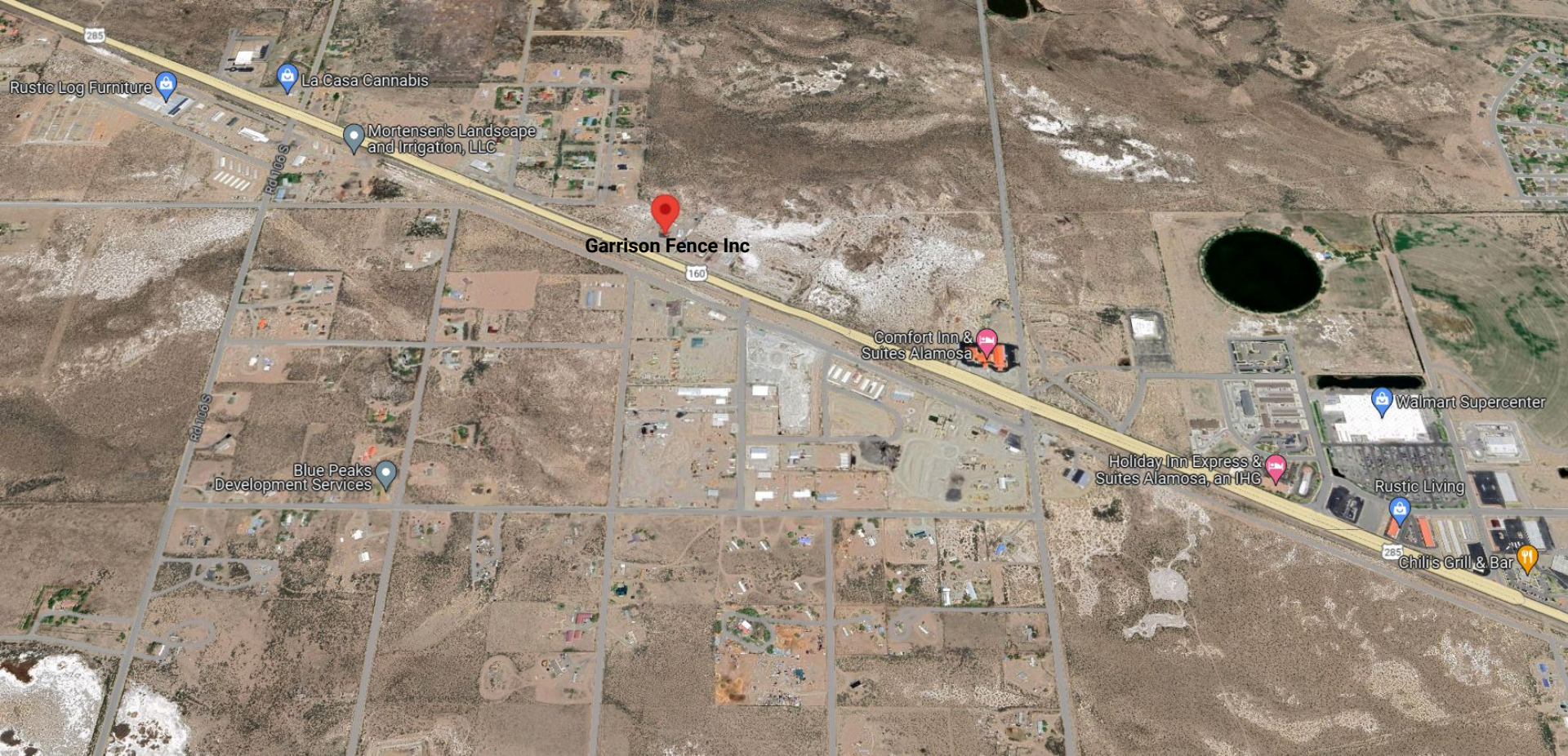
Tax Year: 2023

Total Taxes: \$4252

Water Rights/Irrigation: No

Cap Rate Percent: 18

EBITDA: \$272,000



Aerial Map



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Excellent Service ~ Expert Advice ~ Exceptional Results

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