

BACHMAN & ASSOCIATES

FEATURING THE MOST SPECTACULAR REAL ESTATE IN SOUTHERN COLORADO

\$244,000

112-118 East 5th Street, Walsenburg



Discover a golden opportunity in the heart of Walsenburg, Colorado! This versatile commercial property offers a unique blend of business potential and residential income. With two spacious storefronts, you have the flexibility to divide the space into separate businesses, each equipped with its own half bath. Currently home to an antique and consignment shop, the possibilities are endless for your entrepreneurial vision. But wait, there's more! Tucked away in this 3,538 square foot gem is a cozy two-bedroom, one-bath apartment that's already generating rental income. Talk about a win-win situation! The property boasts a large backyard, that can be turned into a relaxing escape and garden area. A generous storage area and basement provide ample space for inventory or a workshop, allowing your creativity to run wild. Located just half a block from Walsenburg's main street, this property puts you in the center of the action. Imagine sipping a craft beer at the nearby Crafty Canary Brewery after a long day of business or taking a refreshing stroll through Heritage Park, both mere steps away. Whether you're a seasoned entrepreneur or a budding business owner, this property offers the perfect blend of commercial space and residential income; or live where you work. Don't miss out on this affordable opportunity!



BACHMAN & ASSOCIATES
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Branch Locations In Cuchara, Walsenburg and Trinidad



Lori Cordova
Broker Associate
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Property Details:

Two Bedrooms

Three Bathrooms

Square Feet: 3,538

.19 Acre

City Water/Sewer

Two Spacious
Storefronts

Great Visibility

The Possibilities are
Endless



Broker Associate



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