



918 4th Street  
Alamosa, CO 81101

Prime Investment Property

# Property Description

**County:** Alamosa

**Finished SqFt:** 1803

**Zoning:** Central Business

**Current Property Use:** General Office

**Units:** 2

**Property Type:** Office

**Lease Included:** Yes

**Remaining Term in Months:** 58

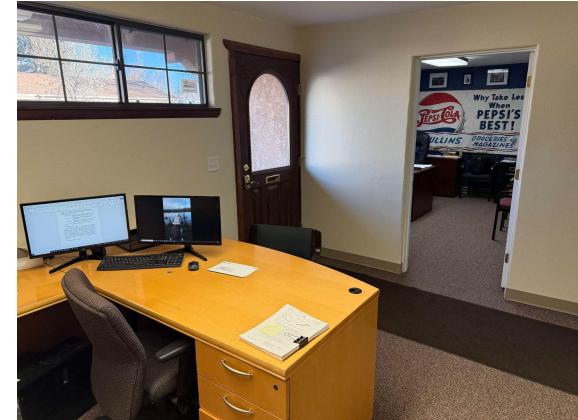
**Inventory Included:** No

**Fixtures Included:** No

**MLS #:** 820984



This well-maintained commercial property in Alamosa, CO, across the street from Trinidad State offers a strong investment opportunity with two long-term tenants on a five-year NNN lease generating \$3,000 per month. The property is priced at \$515,000 with a 7% cap rate. The lease structure is triple net (NNN), meaning the tenants cover taxes, insurance, and maintenance. With five years remaining on the lease, this investment provides predictable revenue and minimal landlord responsibilities. This turnkey passive income opportunity is perfect for investors looking for stable returns and strong cash flow in a growing market.



# Financial

**Purchase Price:** \$490,000

**Cap Rate Percent:** 7

**Covenants:** no

**Net Operating Income:** \$36,000

**Price/SqFt:** \$268.94

**Owners Association:** No

**Real Estate for Sale:** Yes

**REO/Lender Owned:** no

**Sale/Rent:** For Sale

**Short Sale:** no

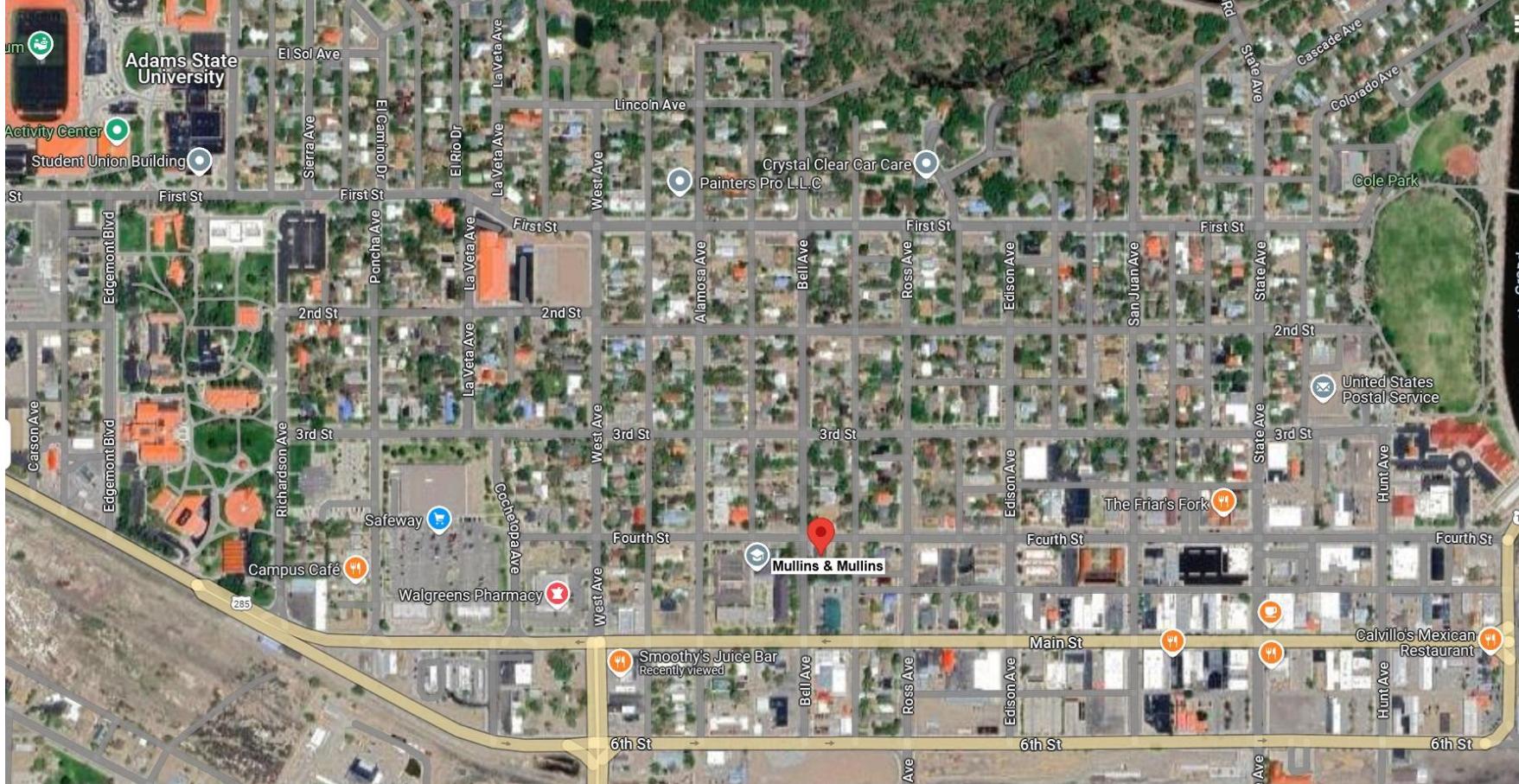
**Special Assessment:** no

**Tax Year:** 2024

**Total Taxes:** \$1089 (pd by Lessee)

**Water Rights/Irrigation:** No





# AERIAL MAP



## Preston R. Porter, ALC

Broker/Owner

[www.PorterRealty.com](http://www.PorterRealty.com)

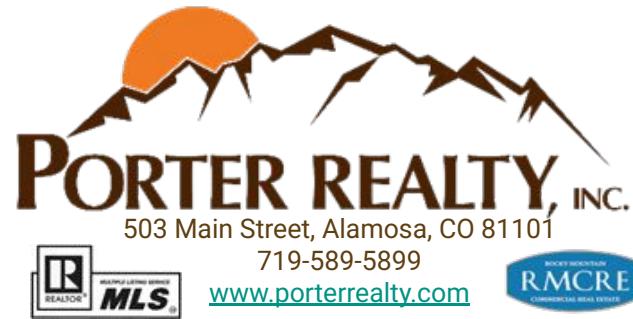
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Excellent Service

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