



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

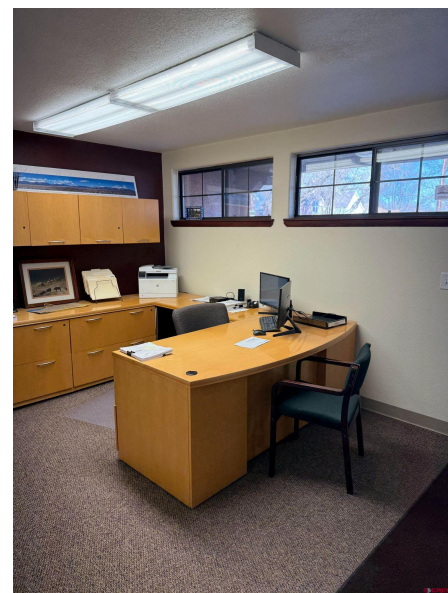
Short Sale: no

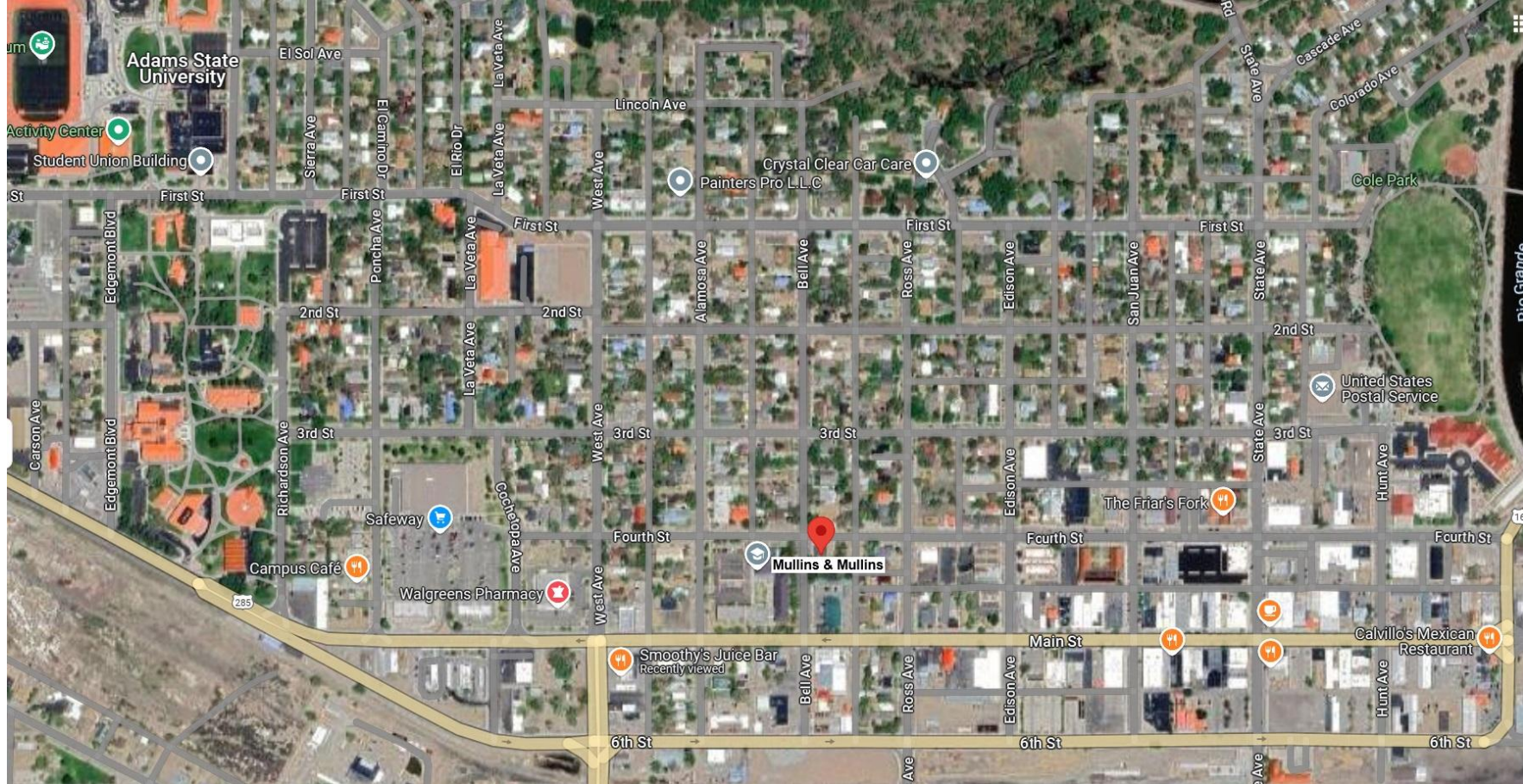
Special Assessment: no

Tax Year: 2024

Total Taxes: \$1089 (pd by Lessee)

Water Rights/Irrigation: No





AERIAL MAP



Preston R. Porter, ALC

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