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INTERIOR
UPDATED

60 CASCADE AVE *Alamosa, Colorado*

OFFERED AT \$725,000

Calling all Investors! Own a piece of Alamosa's vibrant cultural scene with this completely updated 4-unit apartment building. This turnkey property boasts a robust rental history in a convenient location near Cole Park and Cattails Golf Course. **62 Cascade Avenue, a 4 bedroom, 2 bath home** next door is also available for purchase.



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Upstairs there are 2-bedroom units and comfortable 1-bedroom apartments on the lower floor, all featuring a refresh. The kitchen has all the basic appliances and a dishwasher included for tenant convenience. No need to make trips to the laundromat, there is a washer and dryer in each apartment.

Bonus! Seller concession available for exterior improvements or interest rate buy down. Inquire for details.

Double The Opportunity! The adjacent property at 62 Cascade Ave, a single family 4 bedroom, 2 bath home, is also available. This presents a unique chance to capitalize on Alamosa's booming market with both the apartment building and the adjacent home.

Beyond the property, Alamosa offers a unique blend of small-town charm and outdoor adventure. Recently named USA Today's Reader's Choice Winner for Best Small Town Cultural Scene, the area boasts a thriving arts scene, exciting events, and a rich heritage. Investors will further appreciate Alamosa's growing popularity as a tourist destination, with easy access to Great Sand Dunes National Park and a variety of outdoor adventures.

Don't miss out on this income-generating gem! Schedule a showing today.



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