



PORTER REALTY, INC.

**301 Broadway Ave
Alamosa, CO**

7 1/2 Acre Redevelopment



Property Description

Very rare opportunity to buy over 7.5 acres of property on the Rio Grande River. Currently a mix of 20 residential and commercial units, this property has immediate cash flow. Incredible opportunity for a mixed-use Redevelopment. CDOT access permit in place for up to 40 mobile home park units. Could be an amazing location for a restaurant, RV resort, or multi-family housing. Located directly across the river from Alamosa's city hall and library complex with a pedestrian bridge to access Cole Park. Over 1,000 foot of river frontage a

Offering Summary

Address: 301 Broadway Ave
Alamosa, CO 81101
County: Alamosa
Acres: 7.5 +/-

Property Sub Type: Multi-Use w/Res

Listing Price: \$965,000



Property Features

Financial Summary

Property Attached: Yes

Water Well: Yes

Current Property Use: Retail Storefront,
Lodging, Mixed Use

Enterprise Zone: Yes

Internet Provider: Jade Communication

Internet Service: Yes

Inventory Included: No

New Construction: No

Possible Property Use: Bar/Lounge,
Convenience Store, General Office, Lodging,
Mixed Use, Restaurant, Retail Storefront,
Special Use

Total Number Water Meters: 1

Units: 20

CREN MLS # 192649

	<u>2023</u>	<u>2024</u>
Income		
Rent Roll (current)	\$110,280	\$102,860
Repairs and Maintenance	\$26,188	\$12,484
Insurance	\$6,500	\$7,840
Utilities	\$15,624	\$17,039
Taxes	\$5,176	\$4806
Total Expense	\$53,488	\$41,199
NOI		\$69,451
ASKING		\$965,000
CAP		7.2%

Aerial Map









Preston R. Porter, ALC

Broker/Owner
www.PorterRealty.com
preston@porterrealty.com
503 Main Street
Alamosa, CO 81101
(719) 496-2145 (Direct)
(719) 589-5899 (Office)



Excellent Service ~ Expert Advice ~ Exceptional Results

Preston Porter preston@porterrealty.com Greg Goodwin greg@porterrealty.com
Nickie Trunnell nickie@porterrealty.com Jeni Jack-Goodwin jeni@porterrealty.com