



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: \$995,000



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	\$4,806
Total Expense	\$53,488	\$41,199
NOI	\$56,792	\$69,451
ASKING	\$995,000	
CAP	7.0%	

Aerial Map









Preston R. Porter, ALC

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