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**County:** Alamosa      **Zoning:** COM  
**Area:** Alamosa      **Bus Name:**  
**Comm Type:** Unimproved      **Lot Size:** 1.68 acres  
**Improv. Approx. SqFt.:**      **Tot Acres:** 1.68  
**SqFt Source:**      **Schedule:** 541309015  
**Sec/Twp/Rng:** 10-37N-10E      **Year Built:**  
**Legal Desc:** Lot 2 Safeway Subdivision

**Directions:** From hwy 160/285, property is on the north side of the highway. Main Street/LaVeta and Cochetopa.

**Remarks:** Building pad for up to a 6,500 square foot building next to Safeway in Alamosa. High traffic visibility. One block from Adams State College and only blocks from San Luis Valley Regional Medical Center. Utilities to property. Covenants and restrictions such as no pharmacy, gas station, or convenience store. Sales subject to approval.

<b>Lease Avail.:</b> No	<b>Currently Leased:</b> No	<b>Lease Length:</b>
<b>Rental Rate:</b>	<b>Annual Taxes:</b> \$4,707	<b>Ann Gross Income:</b> \$
<b>Ann Net Income:</b> \$	<b>Ann Oper Expenses:</b> \$	

<b>Style:</b>	<b>Roof:</b>
<b>Heat:</b>	<b>Water:</b> City/Municipal
<b>Sewer:</b>	<b>Offered:</b> Real Estate Only
<b>Bus Type:</b>	<b>Exterior Siding:</b>

**Spec Features:** Ample Parking , Commercial Zoning , High Visibility , Premium Building Site , Prime Location  
**Show Instr:** Contact List Agent Only  
**Terms:** Cash , Conventional  
**Improvements:** None  
**List Date:** 08/02/2004



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