

COMMERCIAL/RETAIL BUILDINGS FOR SALE

Updated April 21, 2009

<i>Building</i>	<i>Location</i>	<i>Description</i>	<i>Condition</i>	<i>Asking Price</i>
Town Square Mall	208 Santa Fe	12,000 sq. ft. mini mall on the main level with 3 shops and office space on the second floor. Lower level currently houses the Taste of Tuscany Ristorante. The 3 tenants on the upper level produce \$2800 income per month while the restaurant is \$1500 per month lease back. One retail/office space on the main and two office spaces on the upper level are currently available for lease.	Restaurant recently remodeled and new restrooms added. Main and upper floors need restoration. Roof repairs probably needed.	\$325,000.00
Blockbuster Video	1 Conley	Built 2003, 5185 sq. ft, forced air heat, central air conditioning, rubber membrane roof, 20 off-street parking spaces	New construction	\$899,999.00
McKenzie Furniture	14 W. 3 <sup>rd</sup>	12,600 sq ft., 2 story, brick construction, space heater, evaporated window units for cooling, elevator, offered with garage/warehouse in rear, on-street parking and at least 6 off-street parking at rear	Stream beneath building resulting in some water in basement between elevator shaft and furnace, 2 sump pumps for water removal, no known roof problems, some deferred maintenance including awning, possible asbestos in basement associated with furnace (no known problems associated with asbestos)	\$195,000.00

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Former gas station, doctor's office	421 W. 3 <sup>rd</sup>	1236 sq ft, single story, brick, wheelchair accessible restroom, 4 exam rooms/offices, forced air heat, central air conditioning, 6 off- street parking spaces, on street parking	Old gas tanks filled with concrete	\$120,000.00 (2008 info)
	203 West 4th	Upstairs offers an almost 1,800 square foot apartment. The main level has been used as a surveyor's operation for many years. It offers over 2,600 square feet of offices, work rooms and storage, including one large room measuring 26 X 39 feet. In addition, there are 2 attached garages to accommodate 3 cars, an attached workshop and another storage room. The building is heated by a 3-zone hot water system. There is central A/C in the apartment and swamp cooling downstairs	Unknown	\$170,000.00

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Photography Shop/residential	618 S. Colorado	2,300 sq ft commercial, 2300 sq. ft residential, brick/other construction, commercial has reception room, retail, office space, large basement, asphalt composition roof, baseboard hot water heat, no air conditioning, residential has swimming pool, 2 off-street parking places, on-street parking,	Deferred maintenance, pool liner needs to be replaced	\$210,000.00 (2008 info)
	202 Harriet	Built 1993, 896 sq. ft., flat roof, forced air heat, central air, gravel parking area, on-street parking	No identified condition issues	\$30,000.00
Floorcraft	301 Maple	Over 1,900 sq. ft. corner lot commercial use building (R-2 Zoning) on major artery in La Junta. Currently rented month-to-month to same business for over 8 years. Large show-room (981 sq. ft.) plus retail space, office, storage & work rooms. Some parking available off street.	Unknown	\$38,500.00
Old McKenzie Warehouse/Storage	701 1 <sup>st</sup> street	13,070 sq. ft.		\$125,000.00

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	303 Barnes	1,560 sq. ft, off street parking		\$150,000.00
El Camino Inn	816 West Third	2,542 sq. ft.		\$94,500.00
Old Reggie's Liquors	3 <sup>rd</sup> and Grant	2,520 sq. ft.		\$425,000.00
Old A & W	315 Grant	1,664 sq. ft., large parking lot	Minimal maintenance, parking lot in poor condition	\$150,000
	213 East 3 <sup>rd</sup>	Unsure of square footage, tan stucco, central heat and cool, street parking only	Good condition, new carpet, tile and paint	For sale by owner, 384- 4814 \$45,000.00
Betty's Closet	403 East Third	Stucco, Addition added since 2003	Water damage to interior ceiling (owner says they will repair), no roof damage, to be sold as-is;	For sale by owner (Anita Dickason) 214-213- 4326 \$49,900.00

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Cash Advance of America	202 Harriet	Built 1993, 896 sq ft, stucco, central heat and air conditioning, ½ bath, 6' chain link fence, Off-street parking	Roof needs repair, interior water damage to ceiling	Ideal Valley Realty 462-5711 \$60,000.00 (2008 info)
Gibson's Building	27496 Frontage Rd, West Hwy 50	Build 1977, addition added in 1989, 63,000 sq ft., block construction, lot size 485 x 500, paved parking lot with 225 spaces	Roof replaced fall 2006, sprinkler system repaired about three years ago  Motivated seller, would consider carrying sale or possible lease	Owner Gary Chaffin 620-227-8121 \$1.1 million (2008 info)
old Wal-Mart building	27332 Hwy 50 Frontage Road	Block construction, 69,471 sq ft, forced air heat, central air, 9.63 acres, 397 space parking lot	Has set vacate long-term; broker is not aware of specific condition issues but it is probable that there are leaks in the roof  Wal-Mart does not own building, 9 years remaining on their lease, looking for someone to sub-lease. Owned by Robert L. Bloom, LLC in Lacy, WA	Listed with Wal-mart Realty (broker Michael Rubin)303-390-5257 Sublease at \$4.00 sq ft triple net (2008 info)

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Old Conrad's building	Santa Fe	3500 sq ft, forced air, evaporative air	New roof fall 2006	For sale by owner (Harold and Doris Rizzuto) 384-2788 \$130,000.00 (2008 info)
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