

815 S Oak Street, LaVeta
\$399,000

Capture Colorado
Mountain Properties, llc.
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Commercial / Residential Property

**3 Offices, 2 Bed, 2 Bath, 1 Car
1,994 Sqft. 0.26 Acres.**

LOCATION, LOCATION, LOCATION.

Zoned commercial / residential. This building has endless possibilities. Currently it is a medical clinic and has a 2 bed apartment attached. The clinic side has 3 main offices with medical facilities. The largest office has 3 treatment rooms and reception. The second and third office are single practice offices with sink. The clinic side of the building has 2 nice sized reception rooms, Now for the charming apartment. The apartment has a large country kitchen with all new appliances, one large bedroom, and one small sleeping cove. Plus a huge great room with wood burning fireplace. There is also an attached one car garage for the apartment. Currently all of the offices and apartment are rented with long term practitioners. Excellent investment, rental history available. The building was fully remodeled in 2009 and has central heat and A/C.

**Call Karen McAnally at 719-989-8784
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