

302 W 3rd Street
302 W 3rd Street
La Junta, CO 81050

\$199,000
0.16± Acres
Otero County



302 W 3rd Street
La Junta, CO / Otero County

SUMMARY

Address

302 W 3rd Street

City, State Zip

La Junta, CO 81050

County

Otero County

Type

Commercial

Latitude / Longitude

37.985787 / -103.547374

Dwelling Square Feet

2,025

Acreage

0.16

Price

\$199,000

Property Website

<https://greatplainslandcompany.com/detail/302-w-3rd-street-otero-colorado/116656/>



PROPERTY DESCRIPTION

302 W 3rd Street – La Junta, CO 81050

Versatile Commercial Building | C-1 Zoning | 2,025 SF | .16 Acre Corner Lot | \$199,000

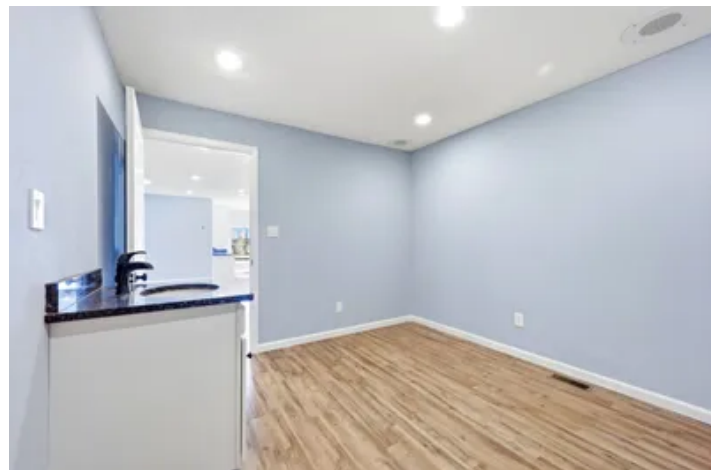
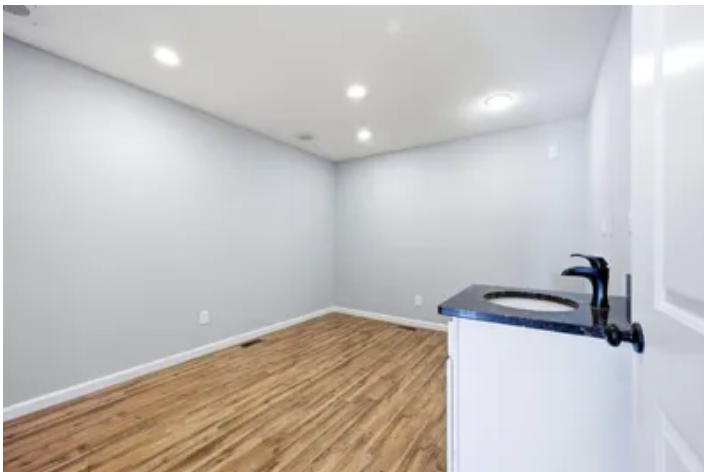
Priced to sell, don't let this commercial building slip away! Positioned on a highly visible corner lot in La Junta, this 2,025-square-foot building offers flexible space suited for office, retail, or medical office use. Situated on .16 acres, the property features 10 off-street parking spaces — including 2 handicap-accessible spaces and 5 spaces fronting 3rd Street — providing excellent convenience for both customers and staff. Built in 1978, the building is equipped with central air and heat and a shingle roof, and includes a storage shed for additional utility. Zoned C-1, the site supports a wide range of commercial uses, making it an excellent opportunity for an owner-user or investor seeking a well-located property in downtown La Junta. The corner-lot position offers strong visibility and easy access from multiple directions. Imagine your business here and schedule your tour today!

Property Highlights:

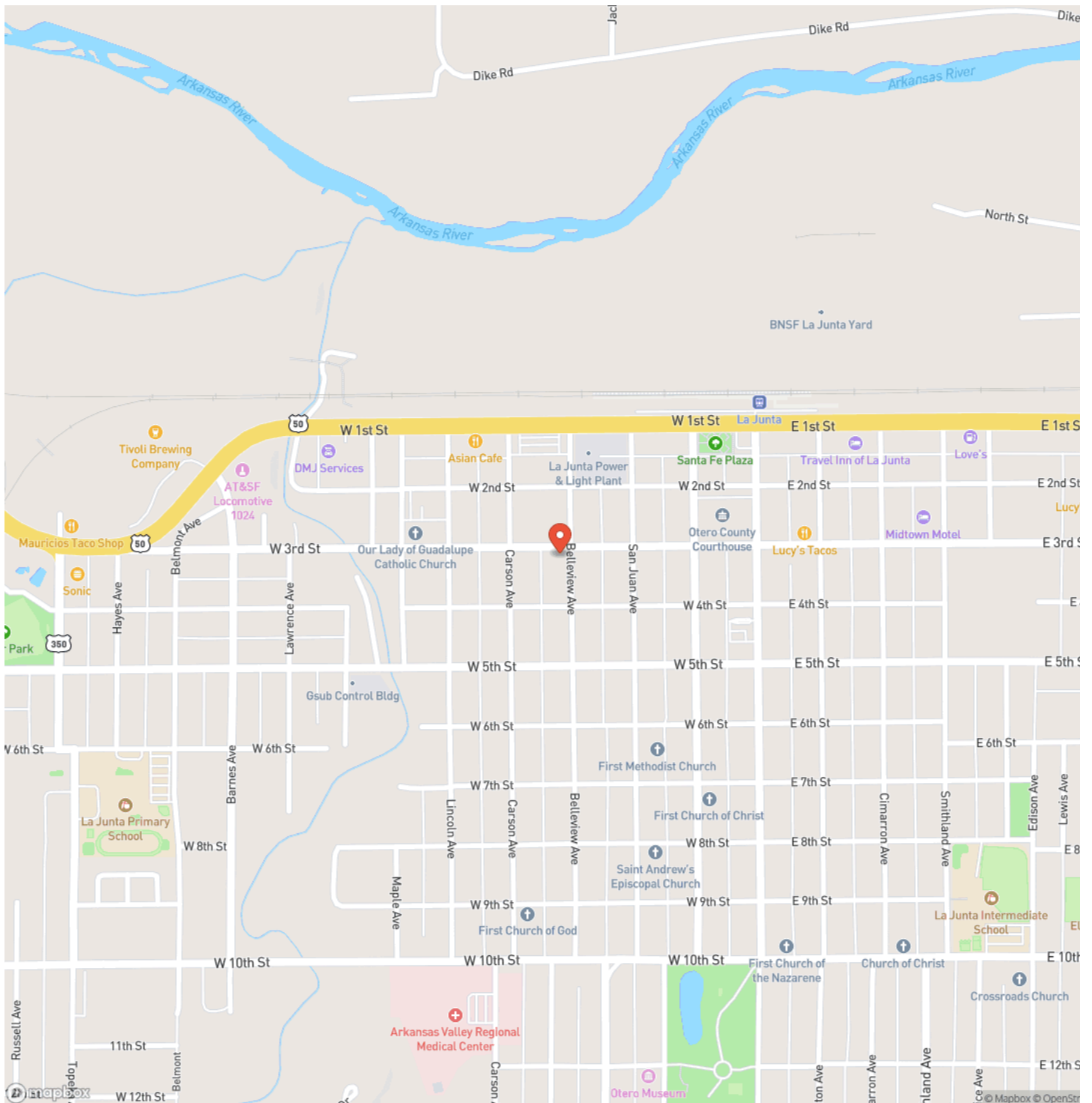
- 2,025 SF building on a .16 acre corner lot
- 10 off-street parking spaces (2 handicap, 5 off 3rd Street)
- Central air and heat
- Shingle roof
- Storage shed
- Zoned C-1 – suitable for office, retail, or medical use
- Built in 1978
- Taxes: \$3,344.08

Asking Price: \$199,000

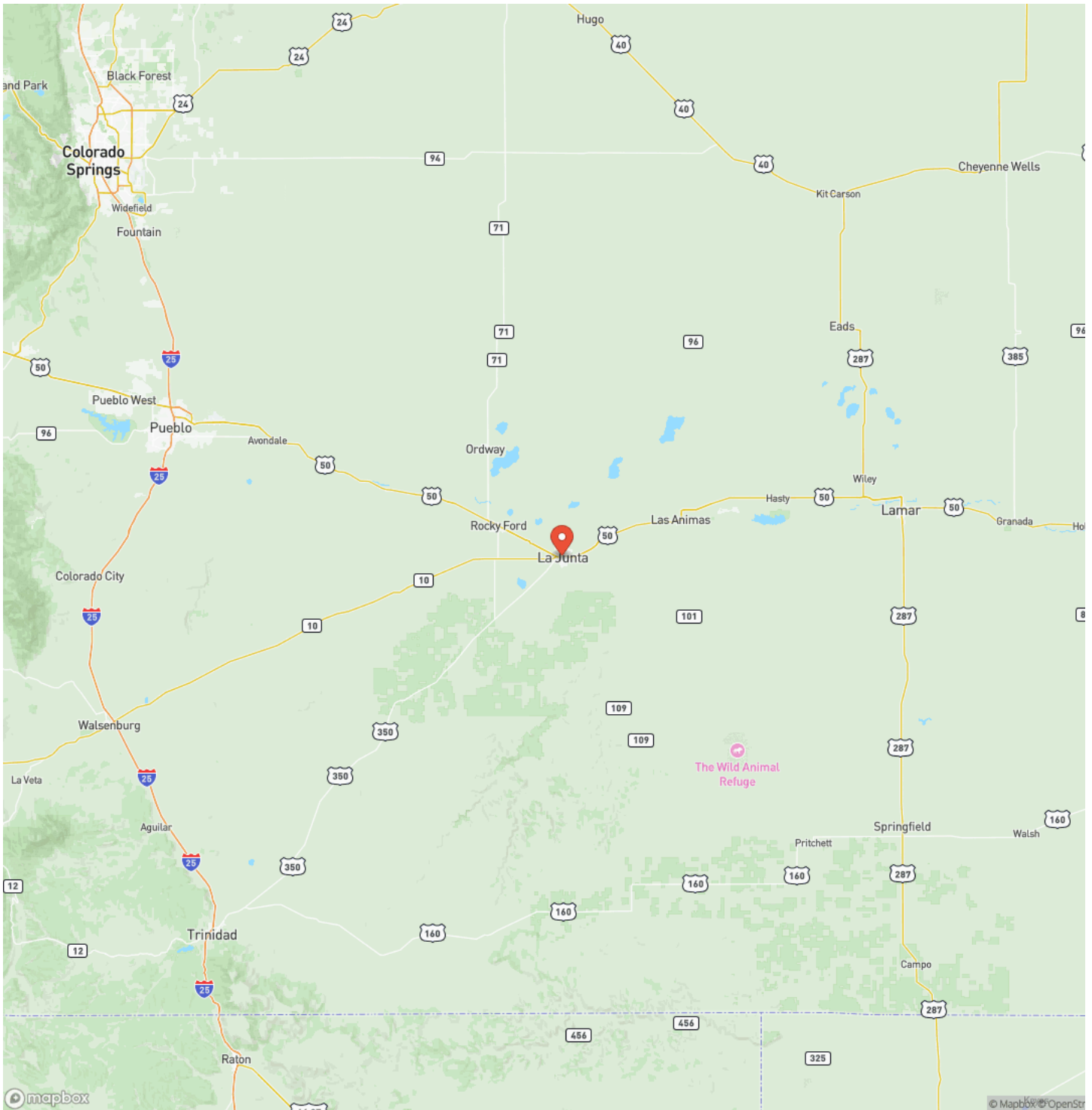




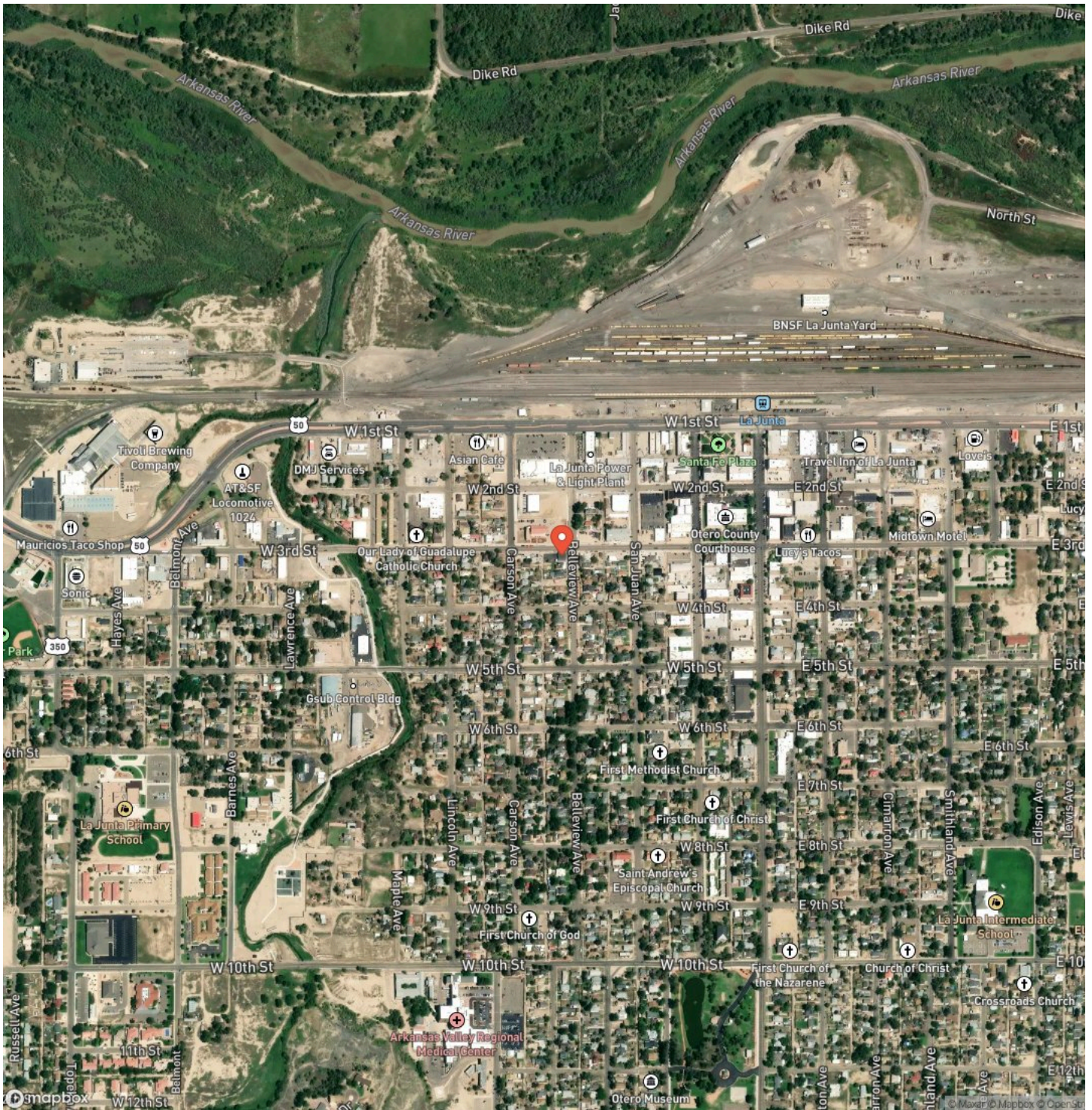
Locator Map



Locator Map



Satellite Map



302 W 3rd Street
La Junta, CO / Otero County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

(719) 469-3143

Email

beth@greatplains.land

Address

City / State / Zip

La Junta, CO 81050

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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