

436 Bent Avenue- Storage Units
436 Bent Avenue
Las Animas, CO 81054

\$165,000
0.29± Acres
Bent County



436 Bent Avenue- Storage Units
Las Animas, CO / Bent County

SUMMARY

Address

436 Bent Avenue

City, State Zip

Las Animas, CO 81054

County

Bent County

Type

Commercial

Latitude / Longitude

38.068203 / -103.219696

Acreage

0.29

Price

\$165,000

Property Website

<https://greatplainslandcompany.com/detail/436-bent-avenue-storage-units-bent-colorado/116759/>



436 Bent Avenue- Storage Units Las Animas, CO / Bent County

PROPERTY DESCRIPTION

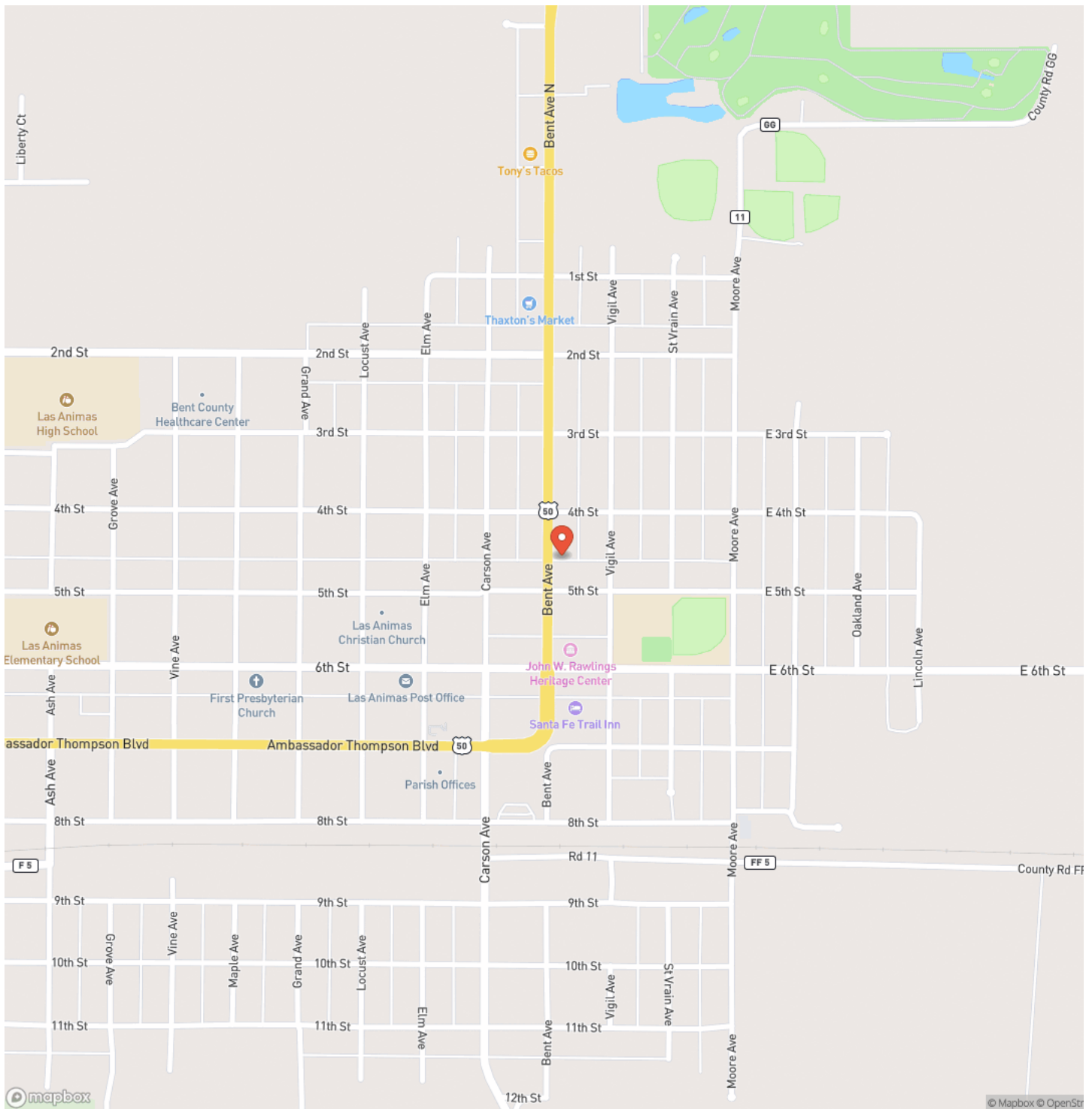
Turnkey Investment Opportunity in Las Animas! This B-2 zoned commercial property at 436 Bent Avenue offers immediate income potential with an established self-storage business already in place. The site features 57 storage units in a variety of sizes, with a large portion situated within a fenced, secure area. 16 units are currently rented, leaving substantial upside as additional units are leased. Beyond the existing units, additional vacant space on the property offers flexibility for large item or vehicle storage, or room to expand with more units to increase income potential further. B-2 commercial zoning opens the door to multiple use possibilities beyond storage, making this a flexible asset for investors or owner-operators looking to expand or diversify their portfolio. Whether you're seeking a steady income stream or a value-add opportunity to boost occupancy and cash flow, this property offers a strong foundation to build on. Don't miss your chance to own a commercial storage facility with room to grow!



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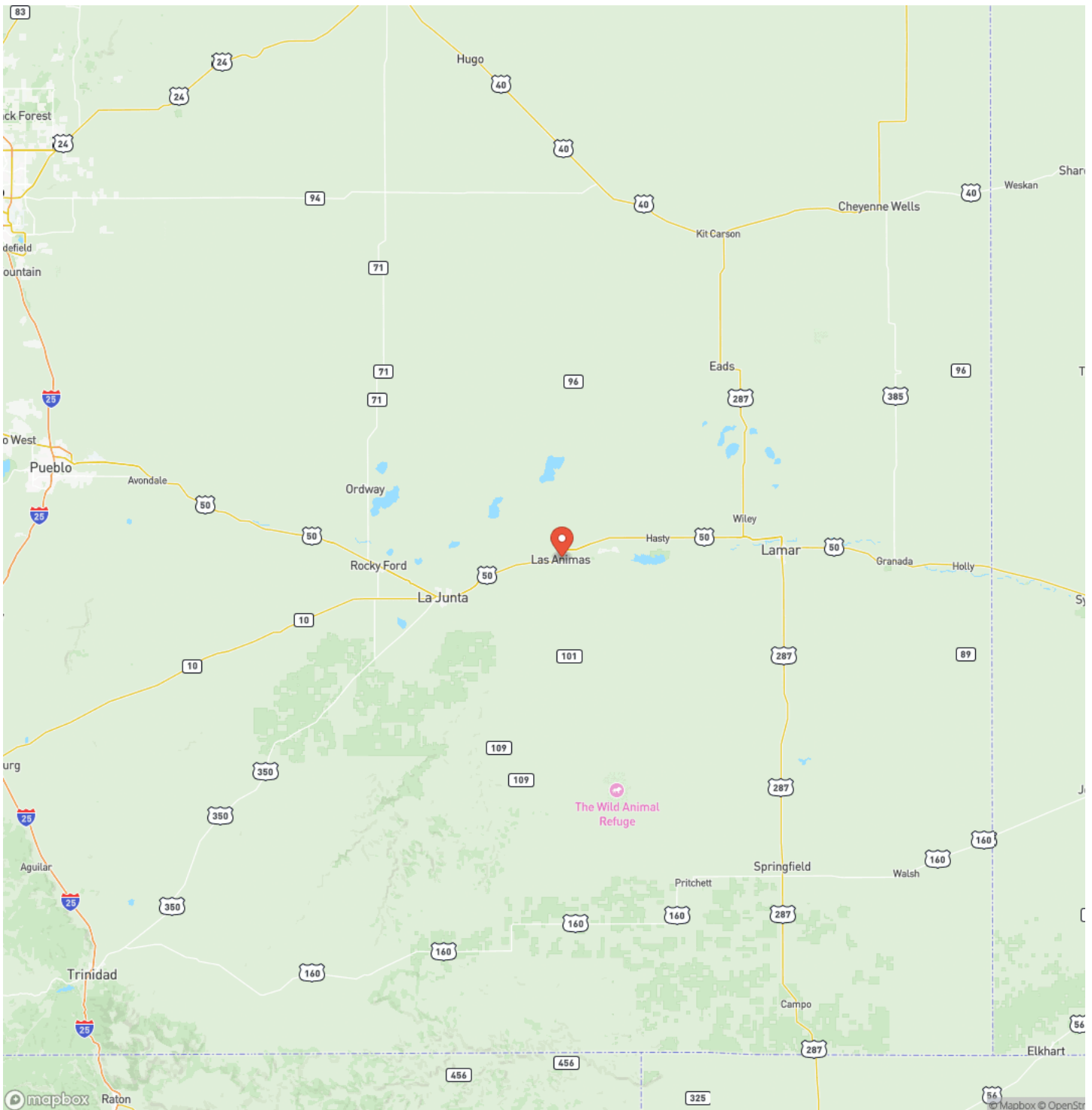
Locator Map



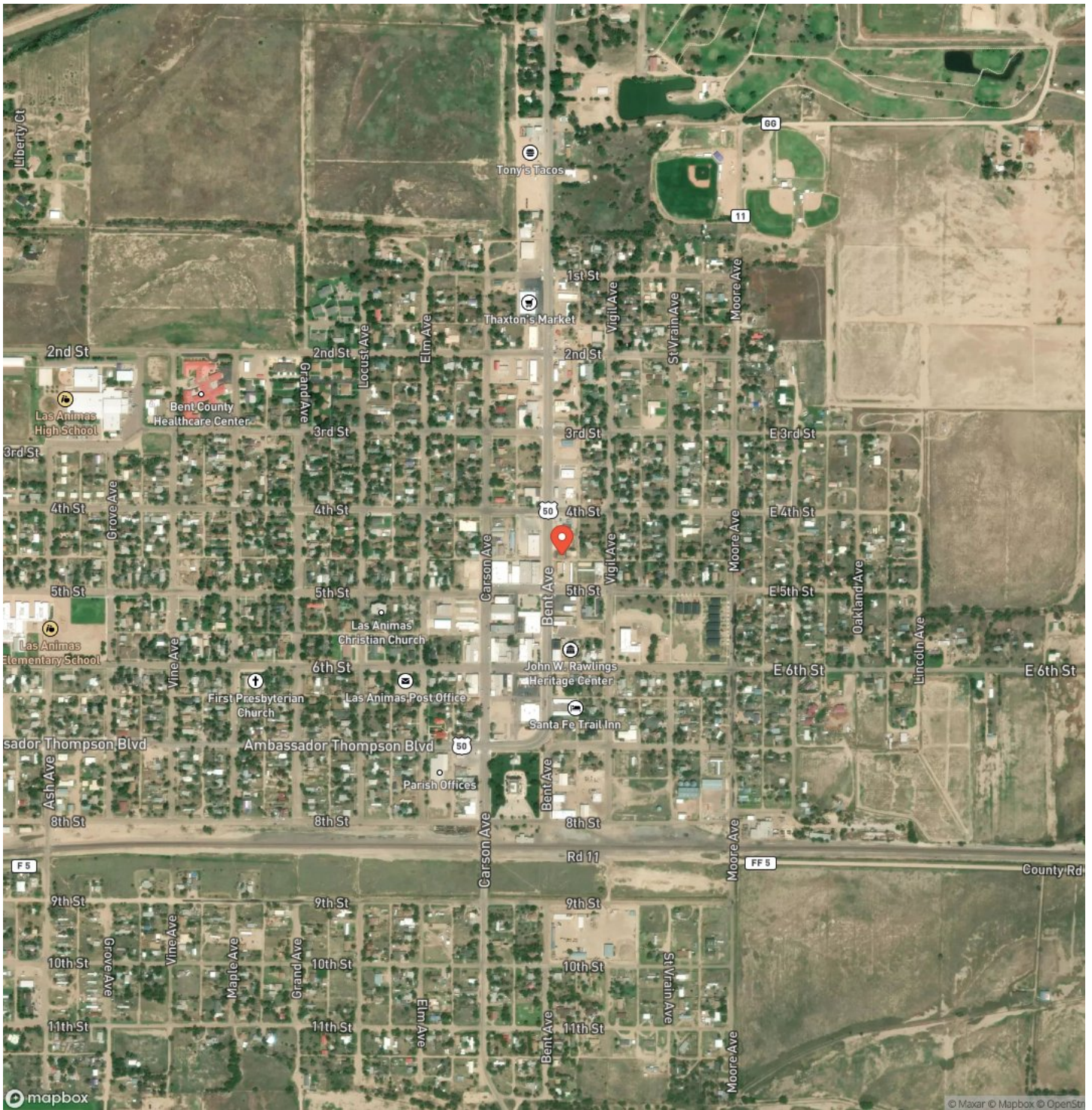
GREAT PLAINS

LAND CO.

Locator Map



Satellite Map



436 Bent Avenue- Storage Units Las Animas, CO / Bent 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

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

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. 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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

