

106 S Main Street
106 S Main Street
Rocky Ford, CO 81067

\$181,000
0.500± Acres
Otero County



106 S Main Street
Rocky Ford, CO / Otero County

SUMMARY

Address

106 S Main Street

City, State Zip

Rocky Ford, CO 81067

County

Otero County

Type

Commercial

Latitude / Longitude

38.052375 / -103.719796

Dwelling Square Feet

1648

Acreage

0.500

Price

\$181,000

Property Website

<https://greatplainslandcompany.com/detail/106-s-main-street-otero-colorado/111463/>



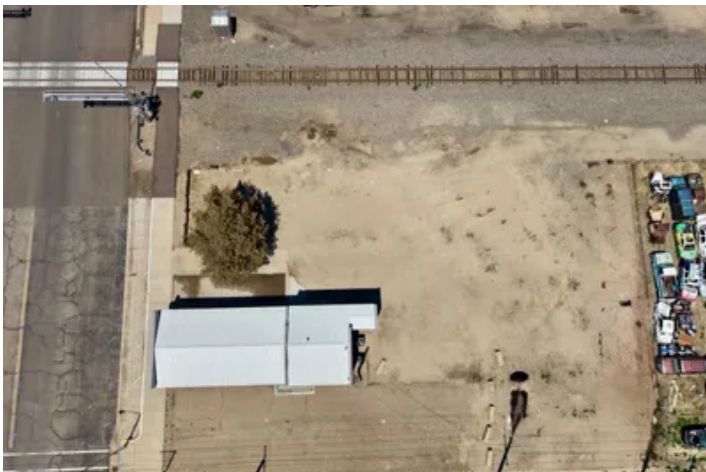
PROPERTY DESCRIPTION

Well established commercial building in the heart of Rocky Ford. Located on a large 1/2 acre corner lot, this 1,648 sq ft building hosts a long term hair salon with all inventory remaining with the sale of the property. There is on street parking located at the front of the building and plenty of off street parking on the side and back of the building. The building boasts central air and heating, stucco exterior, and a metal roof. A break room and bathroom with full shower creates a lot of options for the next owner, whether it be used as-is or renovated to fit a new business. There is also a second level lofted area for overflow or product storage. This property is waiting for its next owner to carry on service in Rocky Ford and the Arkansas Valley. The building and lot is listed at certified appraised value.

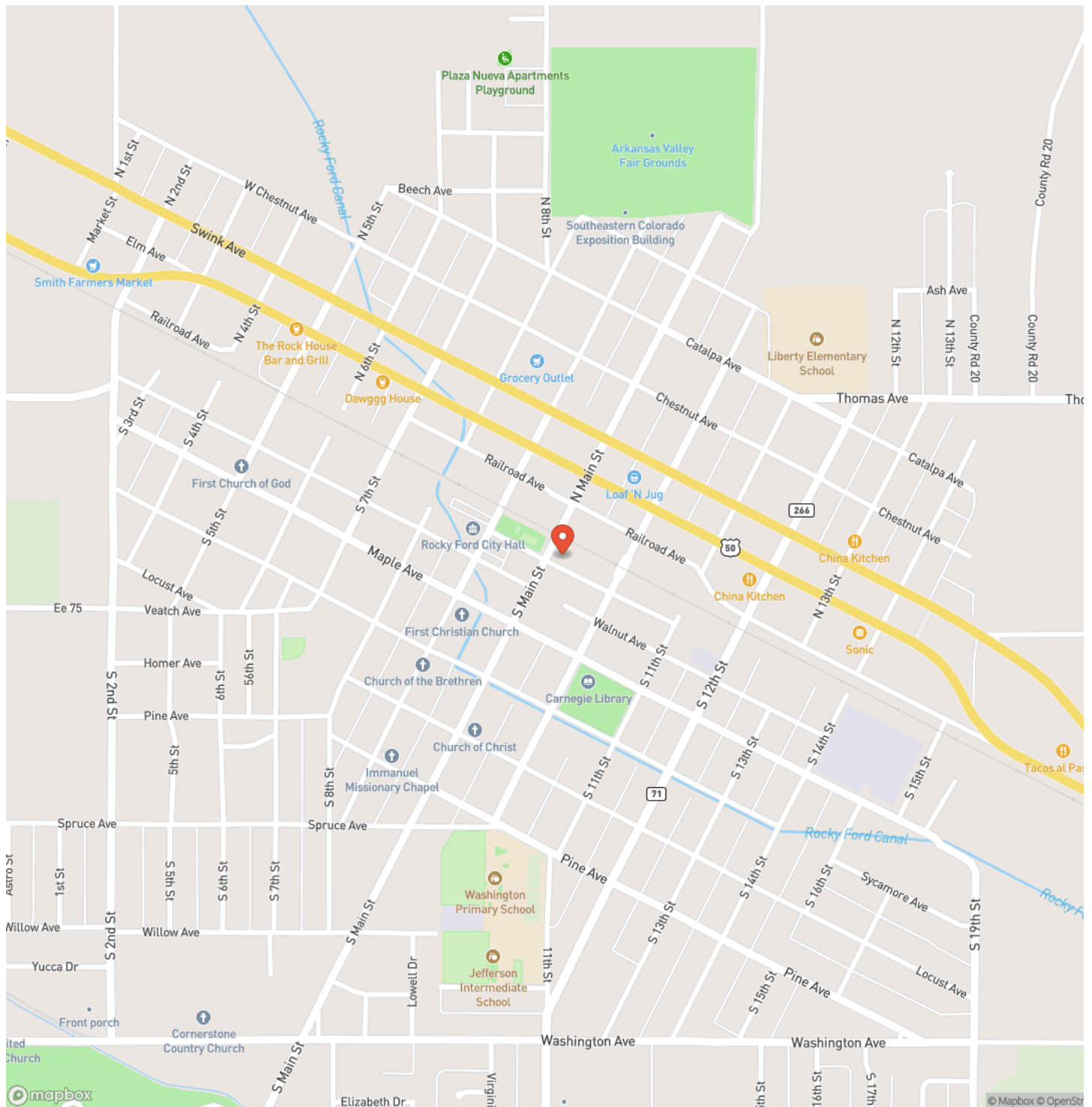
Driving Directions: From Highway 50, turn south onto Main Street. Travel across the railroad tracks. The property is on the east side of the road in between the railroad tracks and Front Avenue.



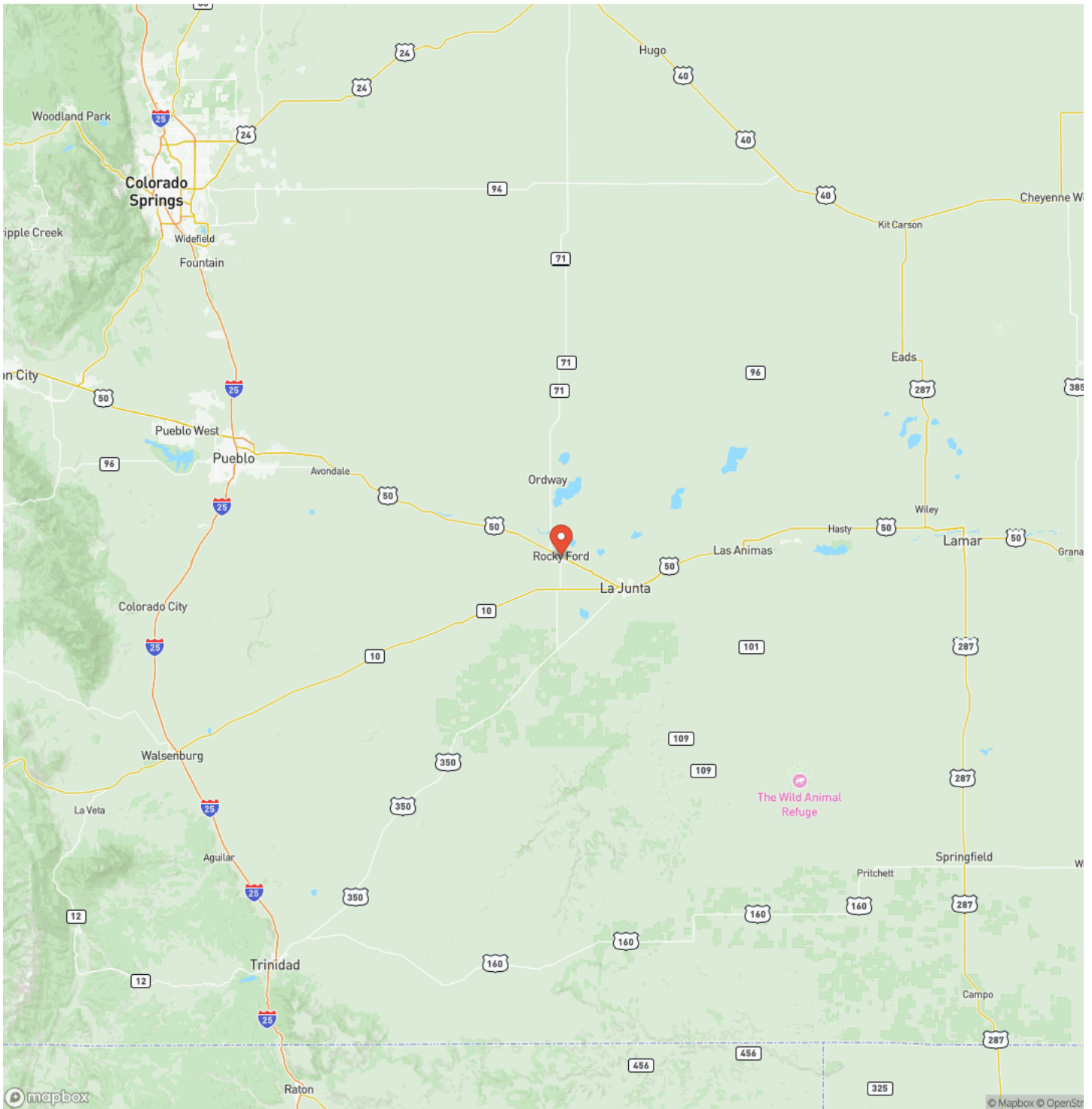
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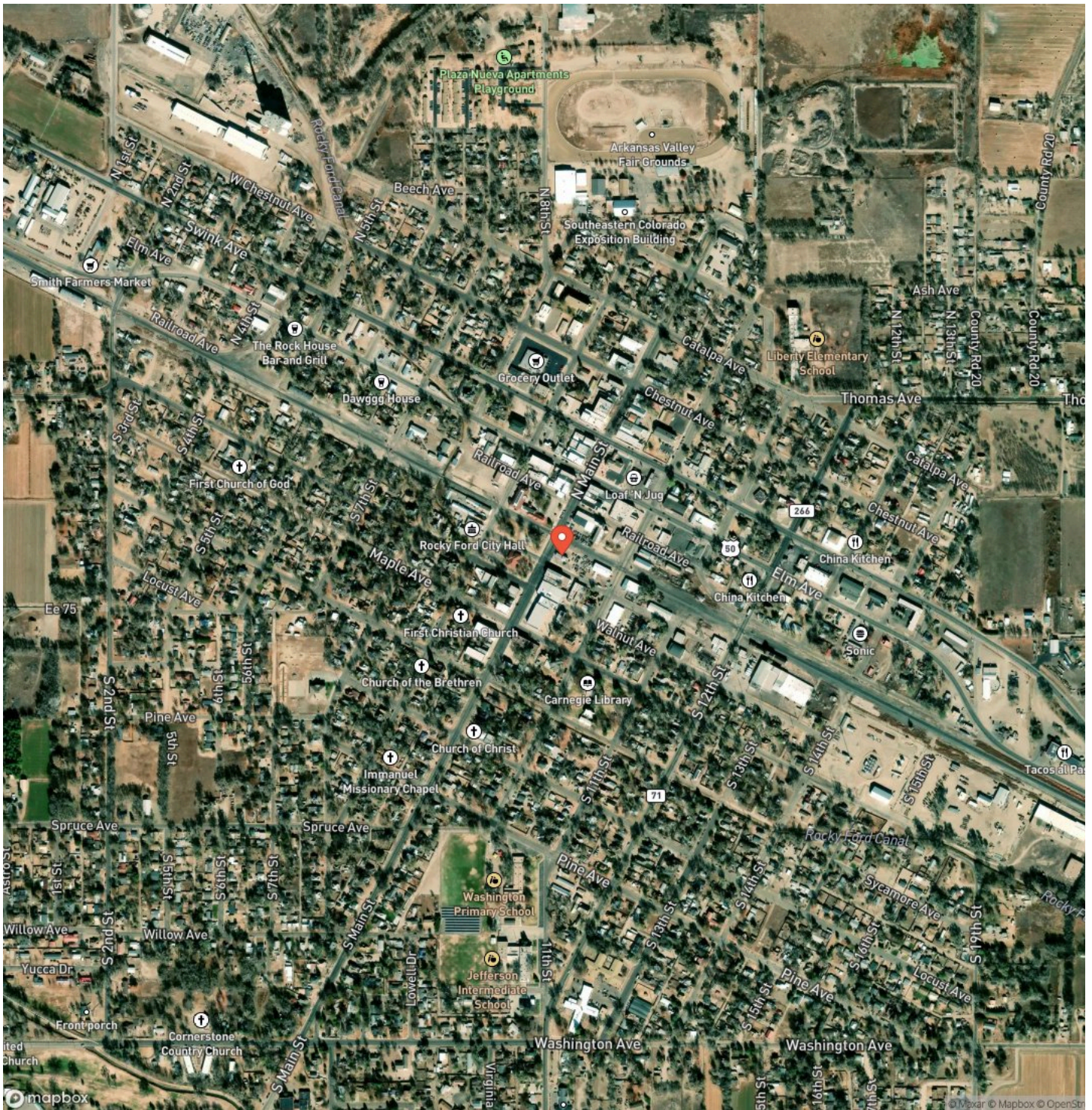
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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 CO.

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