

2201 San Juan Avenue  
2201 San Juan Avenue  
La Junta, CO 81050

**\$300,000**  
0.720± Acres  
Otero County



**2201 San Juan Avenue**  
**La Junta, CO / Otero County**

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**SUMMARY**

**Address**

2201 San Juan Avenue

**City, State Zip**

La Junta, CO 81050

**County**

Otero County

**Type**

Commercial

**Latitude / Longitude**

37.967691 / -103.546171

**Dwelling Square Feet**

5958

**Bedrooms / Bathrooms**

-- / 4

**Acreage**

0.720

**Price**

\$300,000

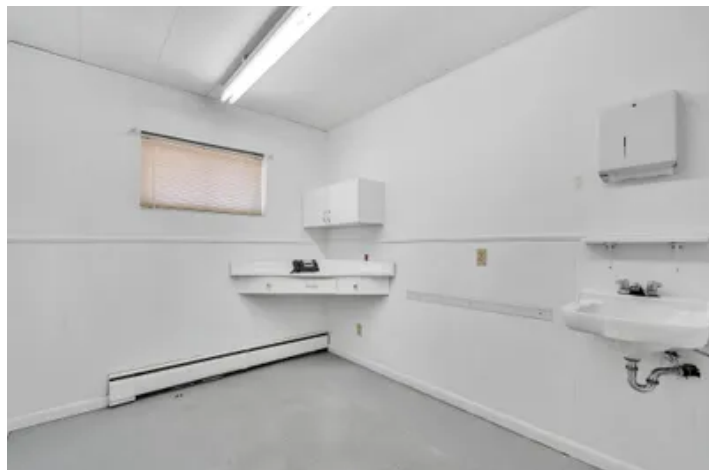
**Property Website**

<https://greatplainslandcompany.com/detail/2201-san-juan-avenue-otero-colorado/77517/>

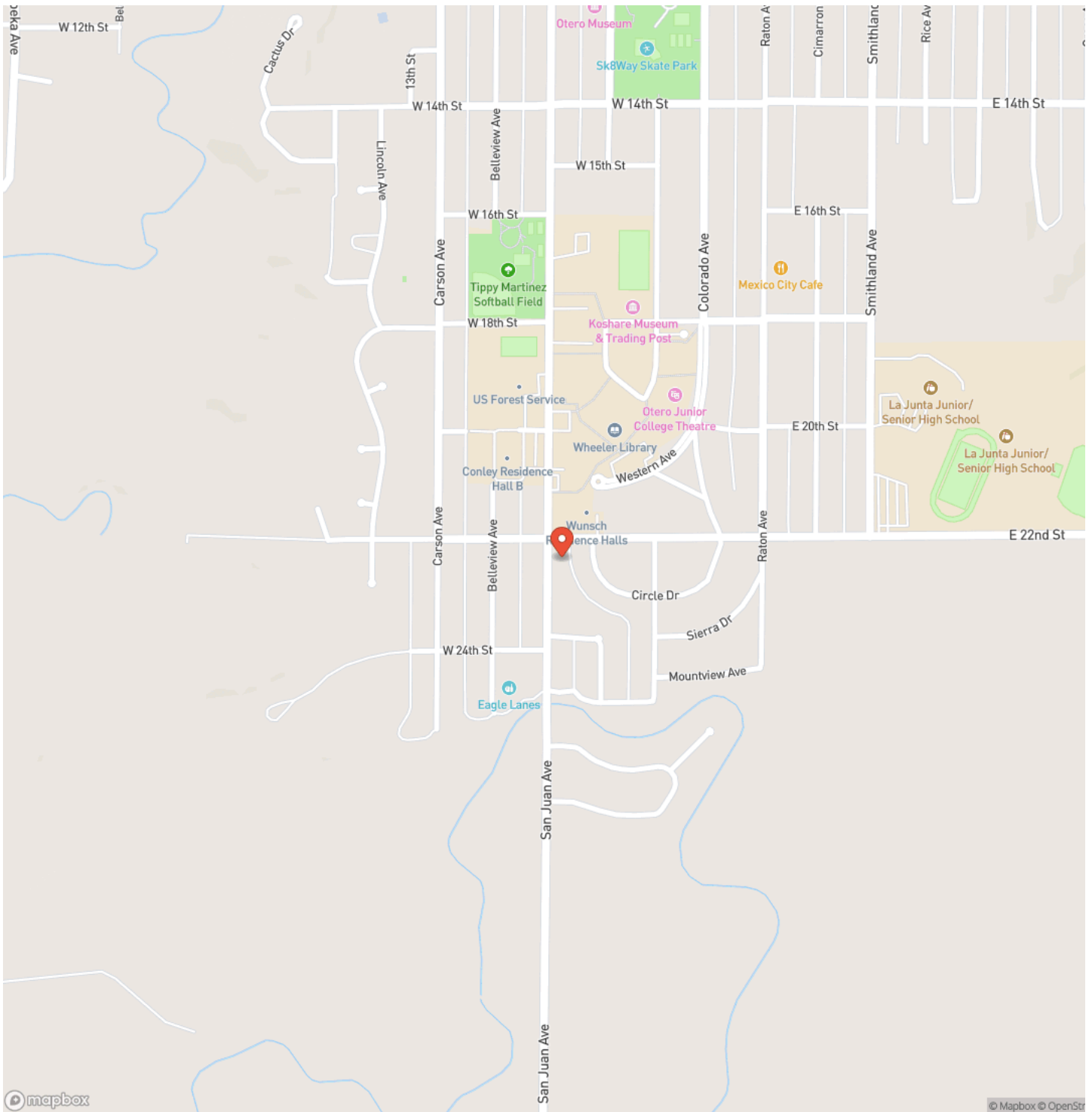


**PROPERTY DESCRIPTION**

Situated on the corner of 22nd Street and San Juan Avenue is a large commercial building that was previously used as a medical clinic for many years. This property is conveniently located in a general commercial district surrounded by other professional buildings, including Otero College. Two front door entrances with divided spaces would allow for multiple businesses to use the building. The full property is .72 acres that includes a parking lot for customers as well as covered parking at the back of the building for employees. The building consists of 33 rooms, 8 half bathrooms, 1 large reception room, and a partial basement. All medical rooms have a built-in corner sink. See floorplan for the full layout of the building. Plan your in-person tour and consider how your business will benefit from this space!

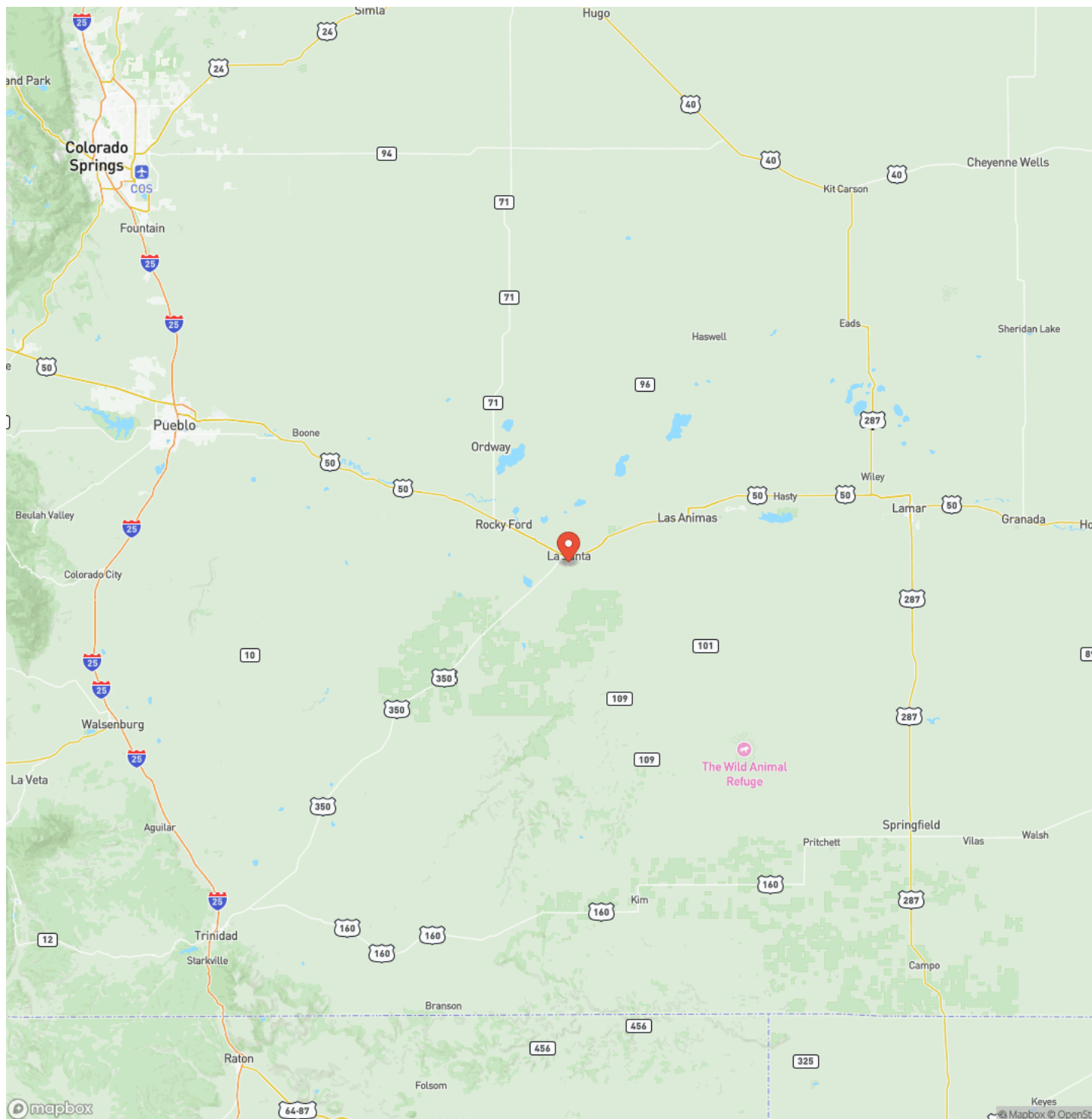


## Locator Map



**2201 San Juan Avenue**  
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## Locator Map



## Satellite Map



**2201 San Juan Avenue**  
**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

## NOTES

[illegible]

## 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:**  
**greatplainslandcompany.com**

## **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.



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