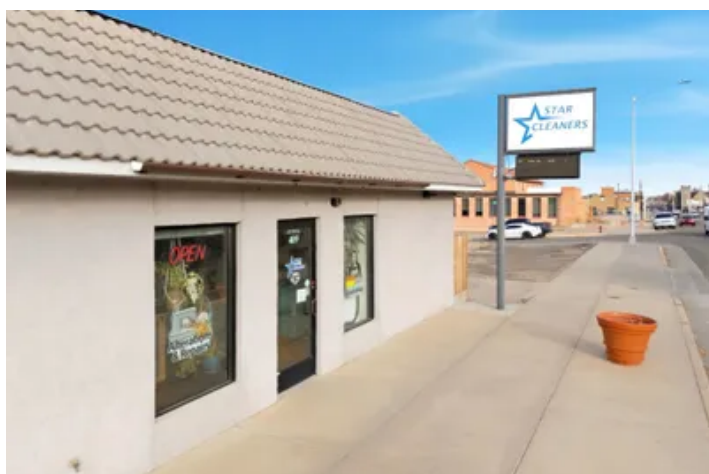


403 & 409 W 3rd Street- Dry Cleaning Business
Opportunity
403 W 3rd Street
La Junta, CO 81050

\$398,000
0.160± Acres
Otero County



403 & 409 W 3rd Street- Dry Cleaning Business Opportunity
La Junta, CO / Otero County

SUMMARY

Address

403 W 3rd Street

City, State Zip

La Junta, CO 81050

County

Otero County

Type

Commercial, Business Opportunity

Latitude / Longitude

37.986084 / -103.548739

Dwelling Square Feet

2464

Acreage

0.160

Price

\$398,000

Property Website

<https://greatplainslandcompany.com/detail/403-409-w-3rd-street-dry-cleaning-business-opportunity-otero-colorado/96100/>



403 & 409 W 3rd Street- Dry Cleaning Business Opportunity La Junta, CO / Otero County

PROPERTY DESCRIPTION

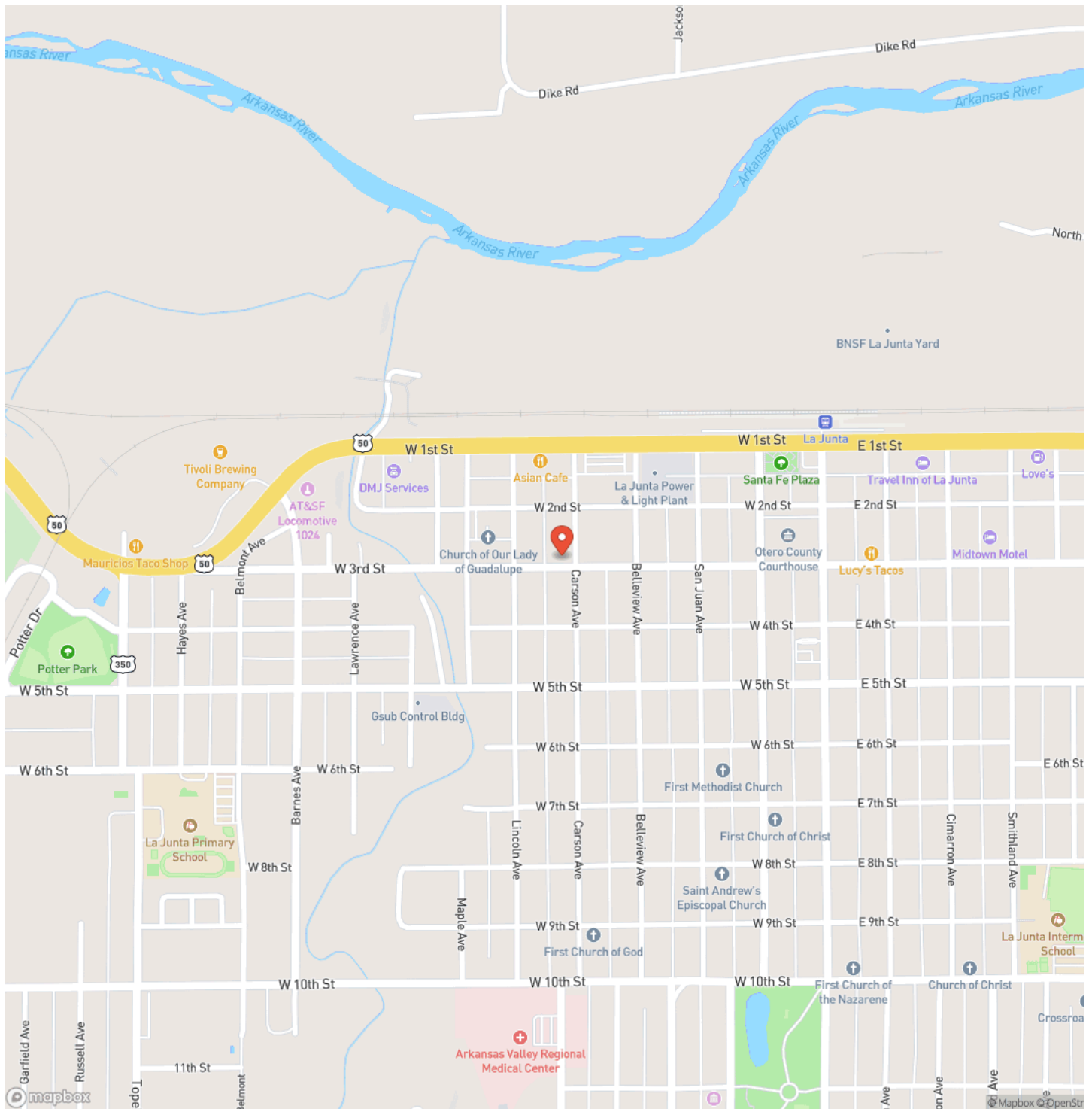
Step into operating your own business with confidence by seizing the opportunity to purchase this well established, fully functioning dry cleaning and laundry service building. As the only dry cleaning service for 60 miles from east to west, this property is a well known location, serving the people of the Arkansas Valley for many years. You are not only purchasing the real estate, but also all of the equipment needed for day to day operation. All equipment, purchased new in 2017 will stay with the building in order for a new buyer to step in and continue service. The 864 sq ft attached addition on the east side was built in 2018 and contains the Multimatic hydrocarbon dry cleaning machine, compressor, and boiler system. This side of the building has a full sized garage door with additional space for business expansion options. There is also a large basement with enough space for storage, embroidery machines, T Shirt design, office space, or other business ideas. There is also a utility room with a newer furnace (2023) and on demand hot water heater (2024). The entire building has a fire sprinkler suppression system for workplace safety. The main level also offers a break area for staff, mens and womens bathroom, and designated office. There is also plenty of off street parking for customers to safely get out of their vehicle for drop off and pick up. For more information watch the video walk through tour, or call Beth for a private showing. ([719\) 469-3143](tel:7194693143)



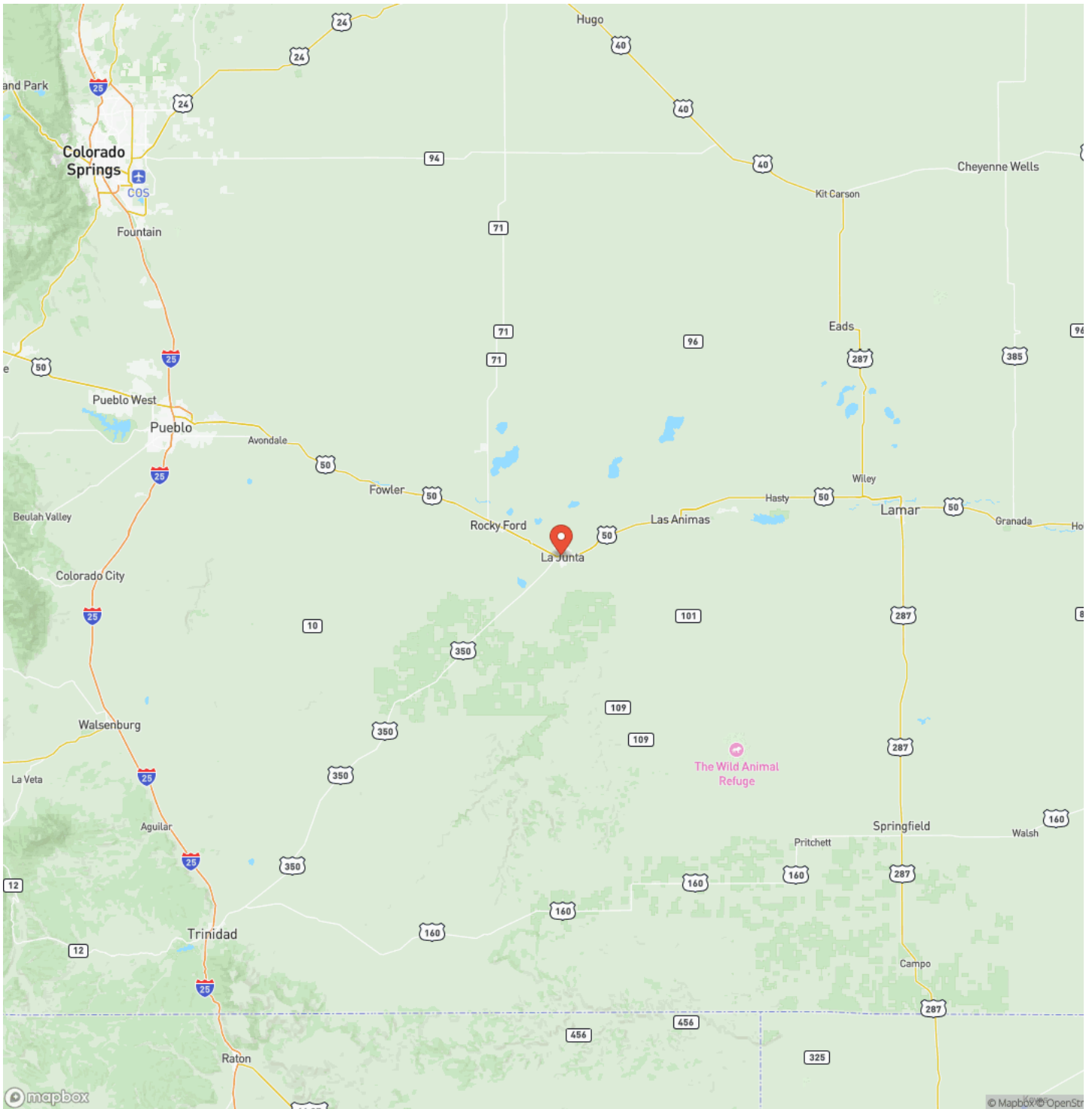
403 & 409 W 3rd Street- Dry Cleaning Business Opportunity
La Junta, CO / Otero County



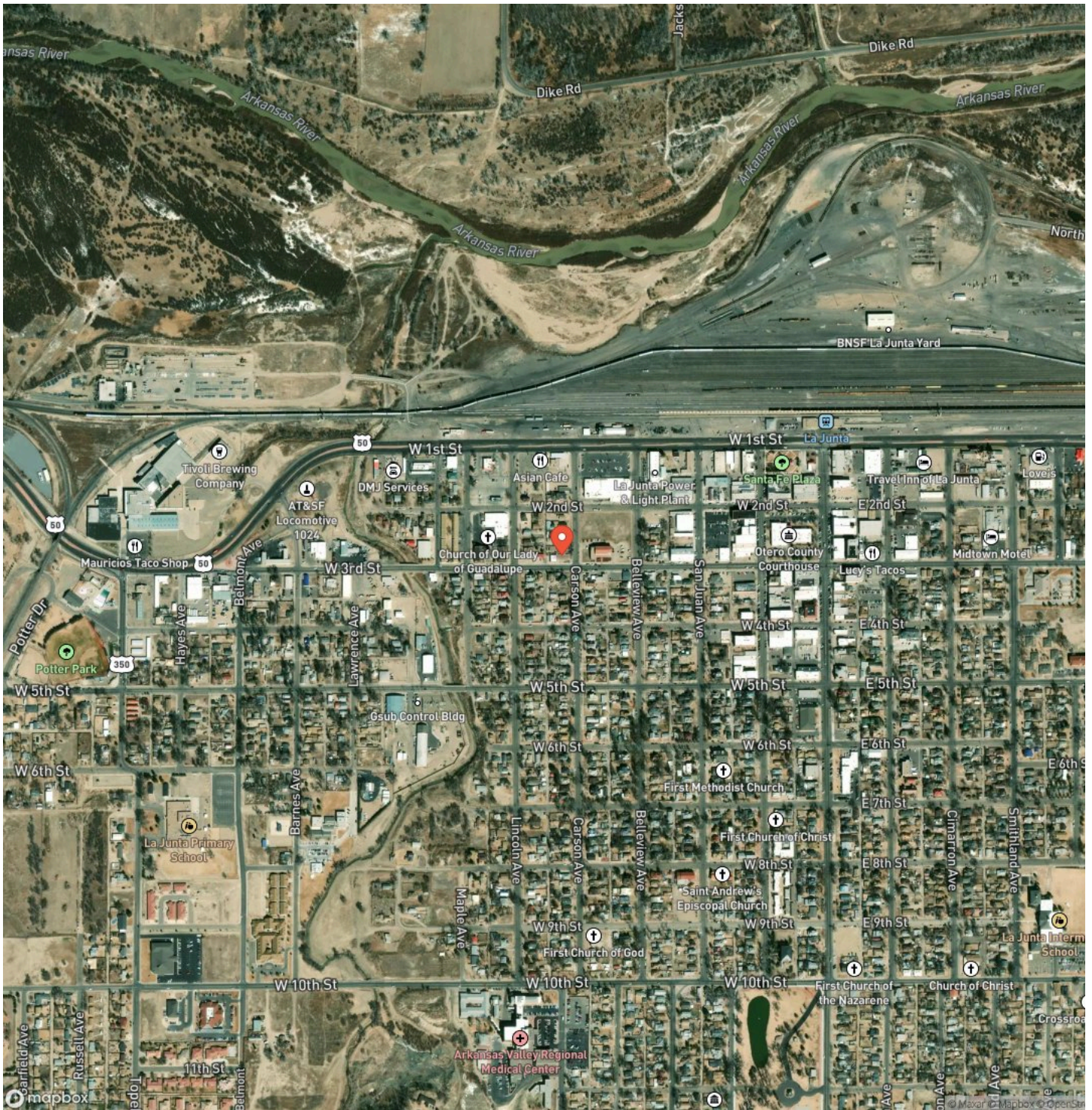
Locator Map



Locator Map



Satellite Map



403 & 409 W 3rd Street- Dry Cleaning Business Opportunity

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

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.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
greatplainslandcompany.com

