

101 S Second St - Westcliffe, CO 81252 - Westcliffe Town

MLS: 2516088 - BP - Active - \$599,900

MLS #:	2516088	File #:	
Status:	Active	Status Changed:	05/04/2023
List Price:	\$599,900	Org. List Price:	\$599,900
Listing Type:	For Sale	Style:	1 1/2 story above ground
Property Type:	Business + Property	Zoning:	Commercial
Subtype:	Business District, HOA-No, Multi-Tenant, Retail		
Finance Terms:	Cash, Conv.		
Gross Income Yr:	\$0	Net Income Yr:	\$0

**General Listing Information:**

Beds:	0	Sq Ft Main:	2,400	# Levels:	2
Full Baths:	0	Sq Ft Upstairs:	630	Lot Dim:	
1/2 Baths:	2	Sq Ft Downstairs:	0	Lot Sq Ft:	
3/4 Baths:	0			Frontage:	
Sq Ft Total:	3,030	Sq Ft Other:	0	Yr Built:	1999
Acres:	0.08	Sq Ft Unfinished:	0	Yr Remodeled:	
# Garage:	0 NONE	Sq Ft Source:	Assessor	Main Bdrm Lvl:	Upstairs
Garage Sq. Ft.:					

Location Information:

Address:	101 S Second St - Westcliffe, CO 81252	Elem. School:	
Area:	Westcliffe Town	Middle School:	
County:	Custer	Jr High School:	
Subdivision:	None	High School:	
		Tax APN #:	0010134800
Gate #:		Taxes Annual:	\$5,740
Legal Desc.:	LOT 27 BLK 9 WESTCLIFFE	GPS:	N38° 8.132' W105° 28.097' 38.13553390 -105.46828450
Directions:	From 4-way stop in Westcliffe, west on Main, south on Second, property on left.		

Construction Information:

Exterior Constr:	Frame, Stucco	Roof Type:	Coated	Foundation:	Slab on Grade
Heating:	Hot Water Baseboard	Air Cond.:	None		

Comments/Remarks: Opportunity Knocks! Commercial Building w/ Apt & Business

Public Remarks: Have we got a deal for you! Just listed commercial property in Westcliffe, Colorado, home of fantastic Sangre de Cristo Views, roads with no stop lights, and that cozy hometown feel right at your door. Housed within this building is opportunity after opportunity. The front of the building is currently leased to Wild Flour Donuts, providing established lease income, a huge plus to any commercial endeavor. The center portion of the building is used as storage and entrance to an upstairs, semi-finished studio apartment. Towards the rear of the building, you'll find the well-established business Elevation Meat Market, included in the sale. Inclusions are recent equipment upgrades totaling over \$200,000, with a full list available. While not on Main Street, this location is in a busy business district on 2nd Street, with neighboring businesses and a steady stream of foot and car traffic. The businesses on 2nd Street get together every Memorial Day to host the 2nd Street Block Party with Elevation Meat Market serving brisket and sides. Dreams and ideas are achievable at this location, with established clientele and income in place. Finish the apartment for added income or your own space.

Utilities Services:

Utilities: Legal Access: Yes, Phone: Cell Service, Phone: Land Line, Power: 220 volt, Power: Line On Meter, Sewer: Hooked-up, Water: Central Hooked Up

Features:

Features Prop.: Access- All Year, Fenced- Partial, Outdoor Lighting, Sidewalks, View of Mountains
Features Int.: Flooring: Cement
Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator

Listed By: Kimberly Powers - Summit & Main Realty Group

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



Summit & Main Realty Group
 95 Main Street Suite A, PO Box 867
 Westcliffe, CO 81252

Office: (719) 792-9108
 www.summitandmain.com



**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**

S. 2nd Street

N. 2nd St.

Rosita Avenue

S. 3rd Street

S. 4th Street

N. 4th St.

ELEVATION MEAT MARKET EQUIPMENT LIST

Hobart Mixer Grinder MG 1532	\$ 6,995
Hollymatic Hi Yield 16 Meat Saw	\$ 6,500
Whizzer Knife System	\$ 2,995
Berkel Large Deli Slicer	\$ 2,499
Commercial 600-lb Smoker	\$20,000
Mobile Slaughter Trailer (new)	\$30,000
All-New Freezer Compressor Set	\$12,000
All-New Cooler Compressor Set	\$14,000
Stainless Steel Tables X 8	\$ 3,200
Jarvis 444 Well Saw	\$ 2,200
Assorted Small Wares and Trays	\$ 2,000
Sausage Seasonings and Cures	\$ 1,500
Frey F60 A Continuous Vacuum Stuffer	\$50,995
Frey DHGA Casing Grip Linking Device	\$ 6,995
Cliptechnik CDC 800 Easy Plus Semi-Automatic Double Clipper	\$13,995
Stainless Steel Table w/Adjustable Legs	\$ 1,195
Perfex Loop Support	\$ 595
CT822 Clips for CDC800 25,600/case	\$ 303
UltraSouce LT-30 Portable Vacuum Tumbler	\$15,965
Ultravac 2100 Double Chamber Vacuum	\$16,750
10mm Extra Wide Band Seal	\$ 1,675
Pre-Cut Knife System & Digital Control Panel	\$ 1,145
Wheel Caster Assembly	\$ 695
TOTAL	\$214,197

