

115 Rio Vista Antonito CO, 81120

Approximately 7,000 Square Feet of GreenHouse

0.35 Lot Size

Fenced-in yard with censored

Built in 2016 (7 years old)

-1 Full Bathroom with shower

-The property comes with an owner's apartment. (Studio Apartment Style Space)

-Zoned mixed-use (residential and commercial)

-Commercial Kitchen up to code (Able to be used for Grow and MITS Cannabis Retail/Medical Production, handwashing sink, three compartment sink, mop sink, stove, refrigerator)

-Propane Water heater

-Wetwall (for climate control)v

-Built-in Exhaust Fans for Exhaust flow

-Retractable Auto Roof and darkening shade

-Security system, Video security system, Motion detectors, security room, fenced-in building.

-Electric washer and dryer hookup

-has electric baseboard heaters

Water Reservoir auto watering system-Includes Lights, Grow Tables, Pans, Soil, Nutrients, Pots, Water Pumps, dehumidifier.- Has an emergency backup generator hook up

-The San Luis Valley is known for its inexpensive. The green house and residence are tied into the town of Antonito, water, and sewer.

-Local government is easy to work with

-ZONED FOR RECREATIONAL/MEDICAL CANNABIS GROW FACILITY & MITS (edible production) Town licenses are advisable.

-Located within the Town Limits of Antonito

This large greenhouse is a fantastic opportunity for anyone wanting to start a successful "Garden Nursery Center," Organic Greenhouse, Cannabis Manufacturing and Grow Facility (licenses are available ), Hemp grow and processing facility, etc. This building is practically brand new and less than ten years old. This building has been well-maintained and upgraded. The grow was assembled for over a million dollars to have the correct setup to run a successful, profitable recreational cannabis grow facility and MITS. A few years back, it was a successful recreational cannabis grow facility. This building is practically turn-key and has everything you need to start it up. This greenhouse is 100% set up, MITS (Marijuana Compliance) ready, and was explicitly built to grow recreational cannabis. Due to being zoned both commercial and

residential, there is a space that could be used as a studio apartment, and the area could be used for edible production for hemp or cannabis. Plus there is a large amount of fenced in space where a modular home or additional greenhouse could be placed.

This facility is located in the beautiful San Luis Valley in Conejos County, which is located in south-central Colorado. We are seven miles from the state line to New Mexico, just above Taos. The closest large city is Alamosa which is only twenty-eight miles north. Antonito is known for the one end of the "Cumbres and Toltec Scenic RailRoad," close to the Great Sand Dunes. The town of Antonito is friendly and easy to work with. In the immediate less than two-mile area, there are three restaurants, a coffee shop, a grocery store, a liquor store, recreational dispensaries, a gift shop, the "Cumbress and Toltec" railroad, a small hardware supply store, an antique shop, two hotels, a library, nearby world-class trout fishing and more. Overall, the cost of living is reasonable, and there are hireable employees for affordable rates.

Sellers are willing to consider financing for the right situation. Also, this facility could be rented for the right situation. Plus willing to negotiate with cash offers.