

Office/Retail/Residential Investment Property For Sale



314 Walnut Street | La Jara, CO

\$350,000

INVESTMENT OPPORTUNITY





Property Overview

BRC Real Estate is pleased to present this well-maintained commercial building investment opportunity in the heart of La Jara, CO. This charming community has that old western feel and is surrounded with picturesque mountain views. A significant portion of the building is occupied by Atlas CPAs & Advisors with a lease in place throughout 2026. The remaining space in the building presents a fantastic opportunity for new owners to either occupy the units themselves or lease them out as residential or retail suites, generating additional revenue. Opportunities like this do not come often in La Jara, so do not hesitate to reach out to our professional team at BRC to gain more information and to schedule a showing.



BLDG SIZE
3,450 SF



YEAR BUILT
Originally Built 1937
Recently Renovated



NOTES
Property Consists of
* Office Space
* Front Residence
* Back Residence



TENANTS
Atlas CPAs
NNN Lease through 2026

area Demographics

	1 MILES	3 MILES	5 MILES
POPULATION	1,048	1,676	2,883
HOUSEHOLDS	360	577	1,003
H.H. INCOME	\$51,545	\$51,409	\$52,215

FRONT RESIDENTIAL SPACE

This studio unit has been almost completely renovated including modern finishes, smart locks, brand new appliances, double pane windows, light fixtures, and beautiful wood cabinets. There are washer dryer hookups in the unit, and a full bathroom including new vanity, and a large walk-in tiled shower. New owner can put the finishing touches on this space including flooring and paint!



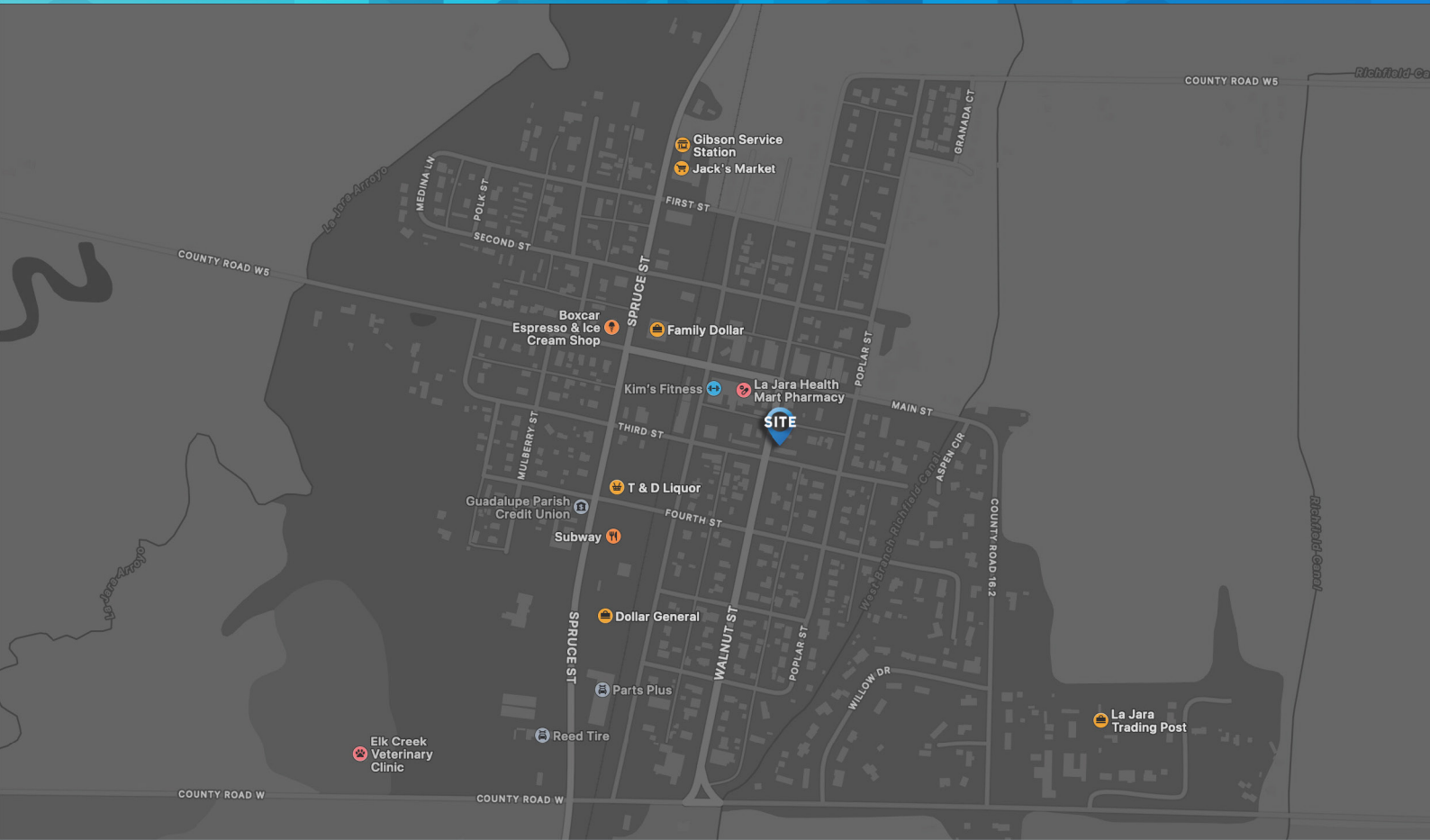
BACK RESIDENTIAL SPACE

This studio unit is accessible from the back of the building, has been completely renovated, and is ready for a tenant. The living space provides a built-in murphy bed with additional cabinet storage and built-in work desk. The kitchen boasts new appliances, a deep stainless-steel sink, tiled back splash, plenty of countertop space for cooking, and an eat at breakfast bar. A new stackable LG washer and dryer set have been installed in the unit, and there is also a large walk-in closet off the hall.



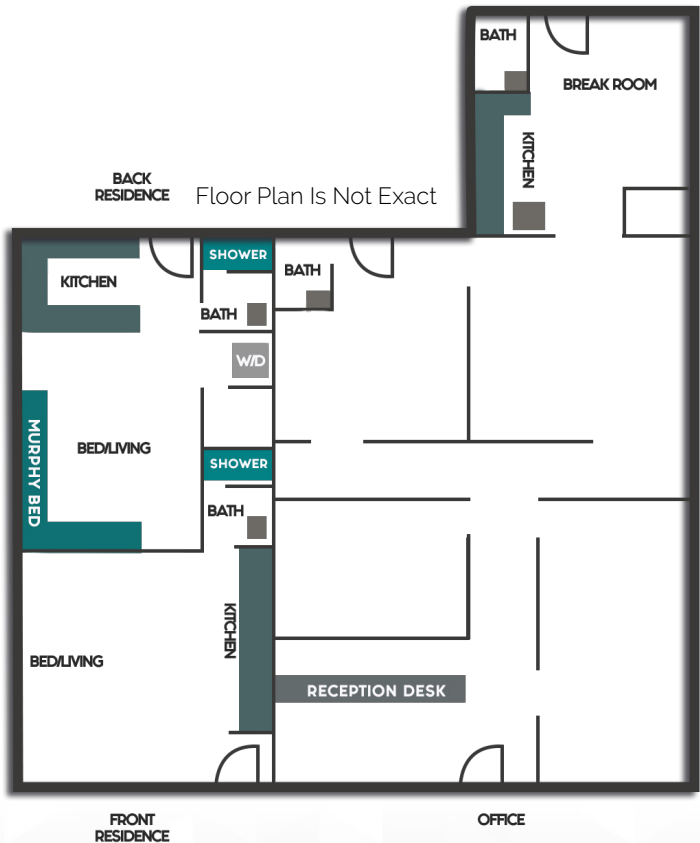
ATLAS OFFICE SPACE





AERIAL MAP & FLOOR PLAN

La Jara is a lovely town situated in the San Luis Valley region of Colorado. Highway 285 runs directly through the town, continuing 20 miles south to the New Mexico border and beyond. The historic downtown district offers a mix of family-owned shops and restaurants for both locals and travelers passing through to enjoy.



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