



Owner/User Opportunity
**OFFICE BUILDING
FOR SALE OR LEASE**

**1803 WEST US HIGHWAY 160
MONTE VISTA, CO 81144**

- Office building located near the town of Monte Vista within the San Luis Valley in Southern Colorado
- Ideal for an owner/user who wishes to occupy a portion of the space while gaining income from tenants
- Suites may be subdivided
- Ample parking available
- Easy access & excellent visibility from Highway 160
- Close to outdoor trails & recreational opportunities
- Professionally managed

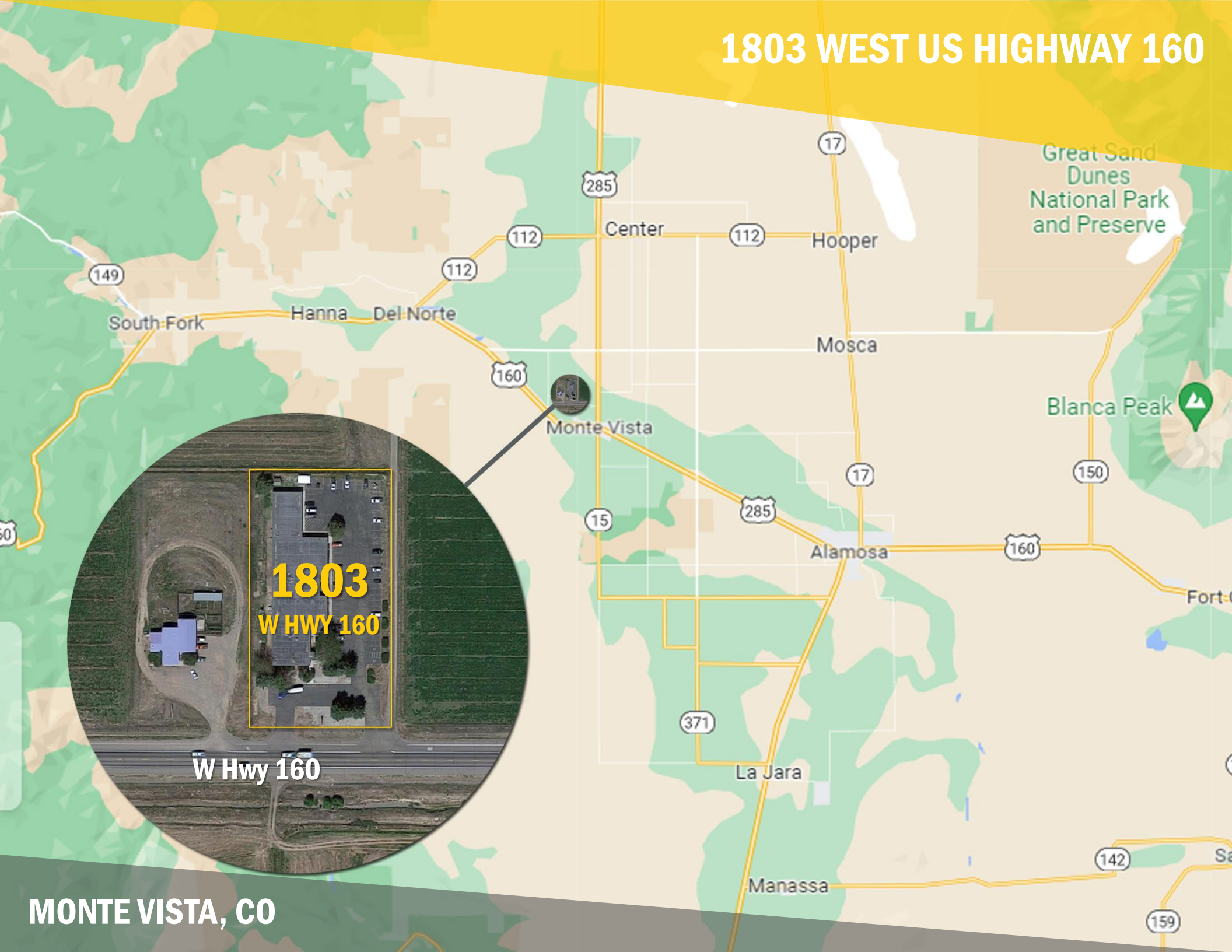
GLA	17,869 SF
LAND AREA	1.84 AC (180,150 SF)
YEAR BUILT	1968
LEASE RATE	\$8.00 PSF, NNN
SALE PRICE	\$1,200,000

RUSSELL STROUD, CCIM | 719.228.3619

Senior Broker, Office & Investment rstroud@quantumcommercial.com



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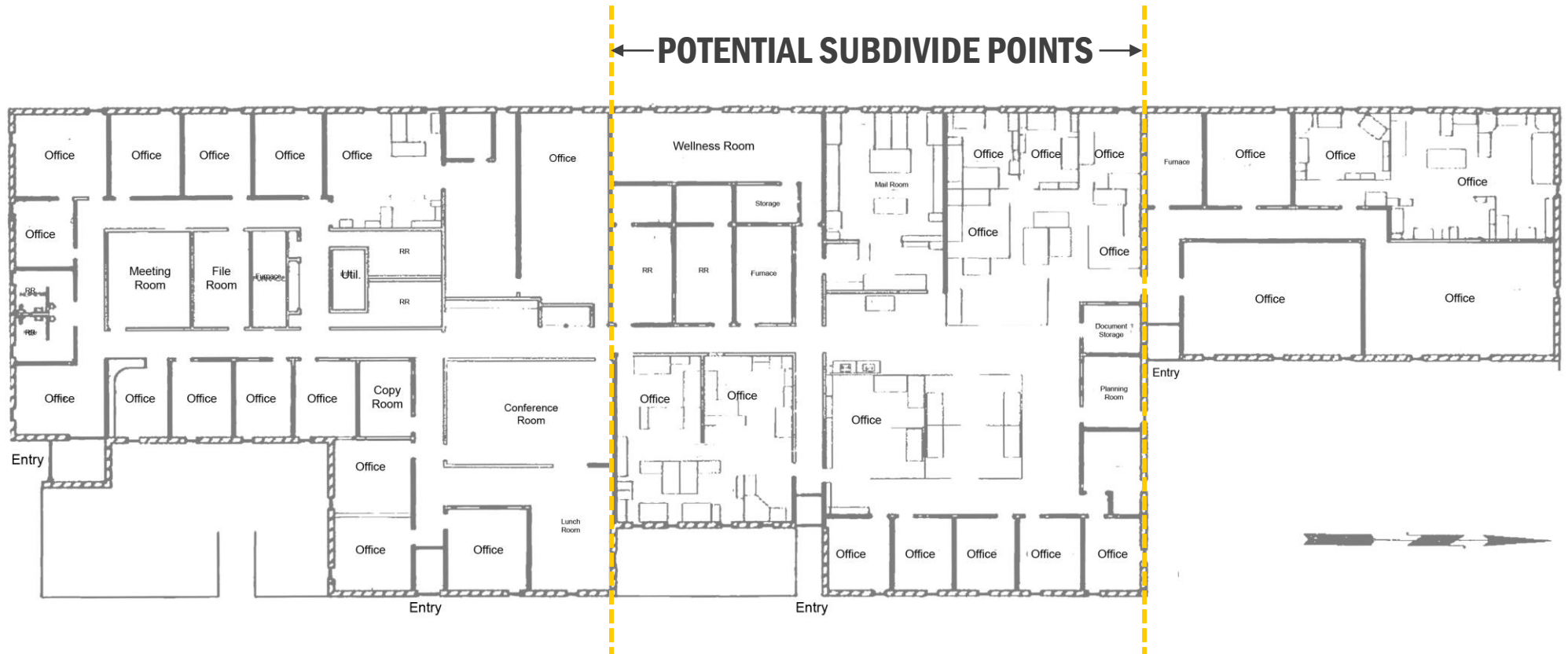
**1803
W HWY 160**

W Hwy 160

MONTE VISTA, CO

2,000 - 17,869 RSF
AVAILABLE FOR LEASE

1803 WEST US HIGHWAY 160



QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS

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MONTE VISTA, CO