

San Juan River Bank

PROPERTY RIVERBANK



Here is an opportunity to build your live/work PAGOSA dream business. Uniquely zoned mixed residential, this property allows several light retail operations such as medical or dental office, art gallery, group living home, personal services, nursing care home and more. Conditional use available for restaurant and light retail. Design a structure with your business on the bottom level and residence above.

At almost half acre, this river front property borders Pagosa Town Hall, Community Center, and Senior Center. A short walk to the Hot Springs and Reservoir Hill make these lots a convenient business or residential location. River access is available with this property.

- **.52 acres** (LOTS 1&2)
- **ZONED MIXED RESIDENTIAL**
- **LIVE/WORK PROPERTY**
- **LIGHT RETAIL/OFFICE**
- **ADDITIONAL LOT AVAILABLE**
- **RIVER VIEW/ACCESS**
- **HOT SPRINGS WALKABLE**
- **PAVED TOWN HALL PARKING**
- **CITY WATER/SEWER**
- **MLS # 662304 & 662305**

WOW! only \$298,900

*W*ensaunders
For Sale



for more information about this property and others, please visit
www.wensaunders.com / www.wendysaunders.com

2383 Eagle Drive / Pagosa Springs, Colorado



EXIT REALTY ADVANTAGE PAGOSA

DESIGN & IMAGES © www.wendysaunders.com

I'd be honored to help
you buy or sell!
Call me today!

(970) 903-0038