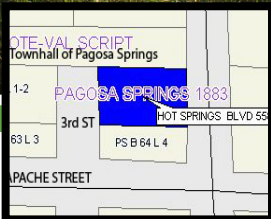




## Build Your Pagosa Dream Business



**HOT SPRINGS BOULEVARD** --Here is an opportunity to build your live/work PAGOSA dream business. Uniquely zoned mixed residential, this property complete with a small grove of aspens allows several light retail operations such as medical, dental office, art gallery, and group living home, personal services, nursing care home and more. Conditional use available for other retail. Design a structure with your business on the bottom level and residence above. At almost half acre, this property borders Pagosa Town Hall, Community Center, and Senior Center. A short walk to the Hot Springs and Reservoir Hill (music festivals) makes these lots a convenient business or residential location. River front/access property located behind this property is also available for sale providing a 1+ acres site.

- **.52 acres** (LOTS 5&6)
- **ZONED MIXED RESIDENTIAL**
- **LIVE/WORK PROPERTY**
- **LIGHT RETAIL/OFFICE**
- **ADDITIONAL LOT AVAILABLE**
- **RIVER VIEW SITE**
- **HOT SPRINGS WALKABLE**
- **PAVED TOWN HALL PARKING**
- **CITY WATER/SEWER**
- **MOUNTAIN VIEWS**
- **MLS # 662301 & 662305**

**WOW! only \$235,900**

# Wendy saunders For Sale



for more information about this property and others, please visit  
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2383 Eagle Drive / Pagosa Springs, Colorado

I'd be honored to help you buy or sell!  
Call me today!  
**(970) 903-0038**



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