

\$495,000 - 307 N Santa Fe Avenue, Fountain

MLS® #9015455 Listing Office: Berkshire Hathaway HomeServices Synergy Realty Group

\$495,000

0 Bedroom, 0.00 Bathroom, 2,064 sqft
Commercial Sale on 0 Acres

N/A, Fountain, CO

Mixed-Use Property with Exceptional Flexibility and Functionality This well-maintained mixed-use property is situated on a generous 14,000-square-foot lot and features two distinct buildings, offering a unique opportunity for both commercial and residential use. The primary structure is a 1,200-square-foot auto repair shop, thoughtfully equipped with a metal roof, natural gas service, and fully insulated walls and ceiling. The building features a 12-foot ceiling height, a 10-foot overhead door, an 8x15 side door, and an additional 8-foot entry, along with service doors located at both the front and rear of the structure. Inside, it offers a private bathroom, a 200-amp electrical panel, and a grease interceptor. The sewer and water lines have been recently updated to ensure modern functionality. The shop includes three hydraulic lifts—one located inside the building and two positioned in the rear service yard—making it ideal for a range of automotive or mechanical operations. A detached shed provides additional storage space. The second building is an 864-square-foot structure currently configured as a single-family residence. It includes one bedroom, a kitchen with tile flooring, a half bath with a separate shower area, and its own storage shed. Under existing zoning regulations, this building may be converted to commercial use, offering excellent flexibility for a business expansion, rental income, or owner-occupancy with a commercial component. With ample onsite parking and



space for storage or equipment, this property presents a rare opportunity for owner-users or investors seeking a versatile asset with strong infrastructure and zoning adaptability.

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Listing Courtesy of Berkshire Hathaway HomeServices Synergy Realty Group

Built in 1954

Essential Information

MLS® #	9015455
Price	\$495,000
Bathrooms	0.00
Square Footage	2,064
Acres	0.32
Year Built	1954
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active

Community Information

Address	307 N Santa Fe Avenue
Subdivision	N/A
City	Fountain
County	El Paso
State	CO
Zip Code	80817

Additional Information

Date Listed	April 30th, 2025
Zoning	CMU

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Listing information last updated on June 12th, 2025 at 7:33am MDT