

# Investment Property or Owner/User

409, 411, 413, 417, 419 N. Commercial St., Trinidad, CO

**PROPERTY INFORMATION**

<b>Bldg. Size:</b>	5,392± SF
<b>Lot Size:</b>	0.234± AC
<b>Parking:</b>	Street Parking Only
<b>YOC:</b>	1890
<b>Taxes:</b>	\$4,015.24 (2024 paid in 2025)

**FOR SALE**

<b>Sale Price:</b>	\$990,000
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**FOR LEASE**

<b>Unit 417</b>	\$3,850/month Modified Gross
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This investment or owner/user property is located off Main Street near I-25 and Hwy 160 in Historical Downtown Trinidad, CO, this property consists of 5,392SF divided into five spaces of approximately 1,000SF each. Four spaces are currently leased with Gross Rent at \$210,756 per year. Three occupied spaces are leased to licensed recreational marijuana dispensaries and one space is leased to a vape store.

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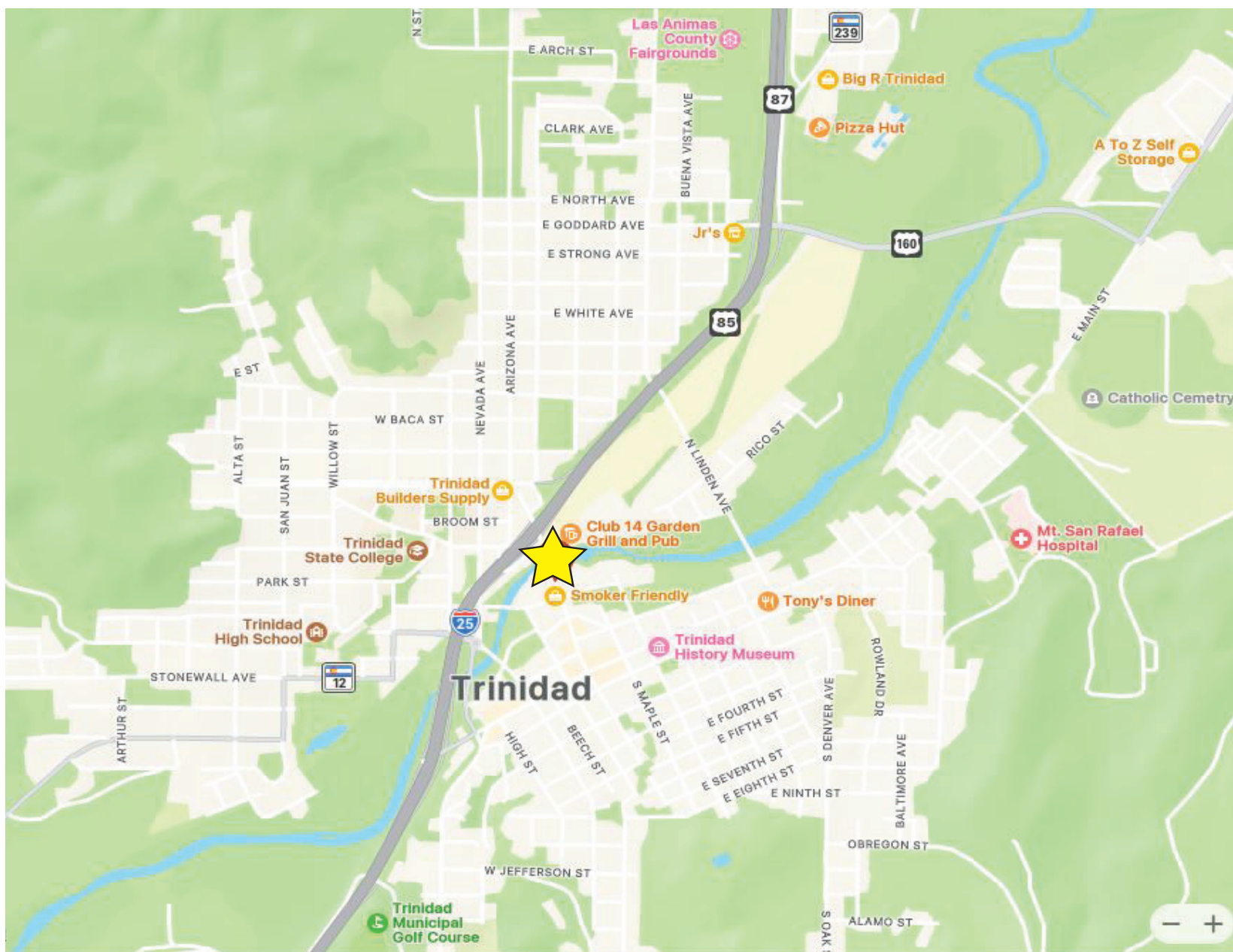
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**Brokerage Disclosure  
to Tenant**

**Brokerage Disclosure  
to Buyer**

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.