

# Warehouse / Retail / Office Property with Cold Storage



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422 N. Commercial St., Trinidad, CO 81082

**For Sale: \$1,495,000**

## BUILDING OVERVIEW

<b>Building SF:</b>	21,562± SF
<b>Lot Size:</b>	26,820± SF
<b>YOC:</b>	Early 1900's - unknown
<b>Parking:</b>	Street Only
<b>Zoning:</b>	HP-MU
<b>Ceiling:</b>	12' to 20'
<b>Taxes:</b>	\$5,645 (2024)
<b>Loading:</b>	One Dock-Hi Two Drive-In

## PROPERTY HIGHLIGHTS

This well-maintained mixed-use commercial property is located off Main Street in the heart of Historic Downtown Trinidad, right near I-25 and Hwy 160. This property has a combined 21,562 SF, which includes:

- 5,189 SF of retail space
- 2,782 SF of office space
- 13,591 SF of warehouse space, which includes 10,000 SF of cold storage

The seller is open to signing a long-term lease of the retail space as well as a part of the warehouse space. This property is a great opportunity for investors or owner-users.

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

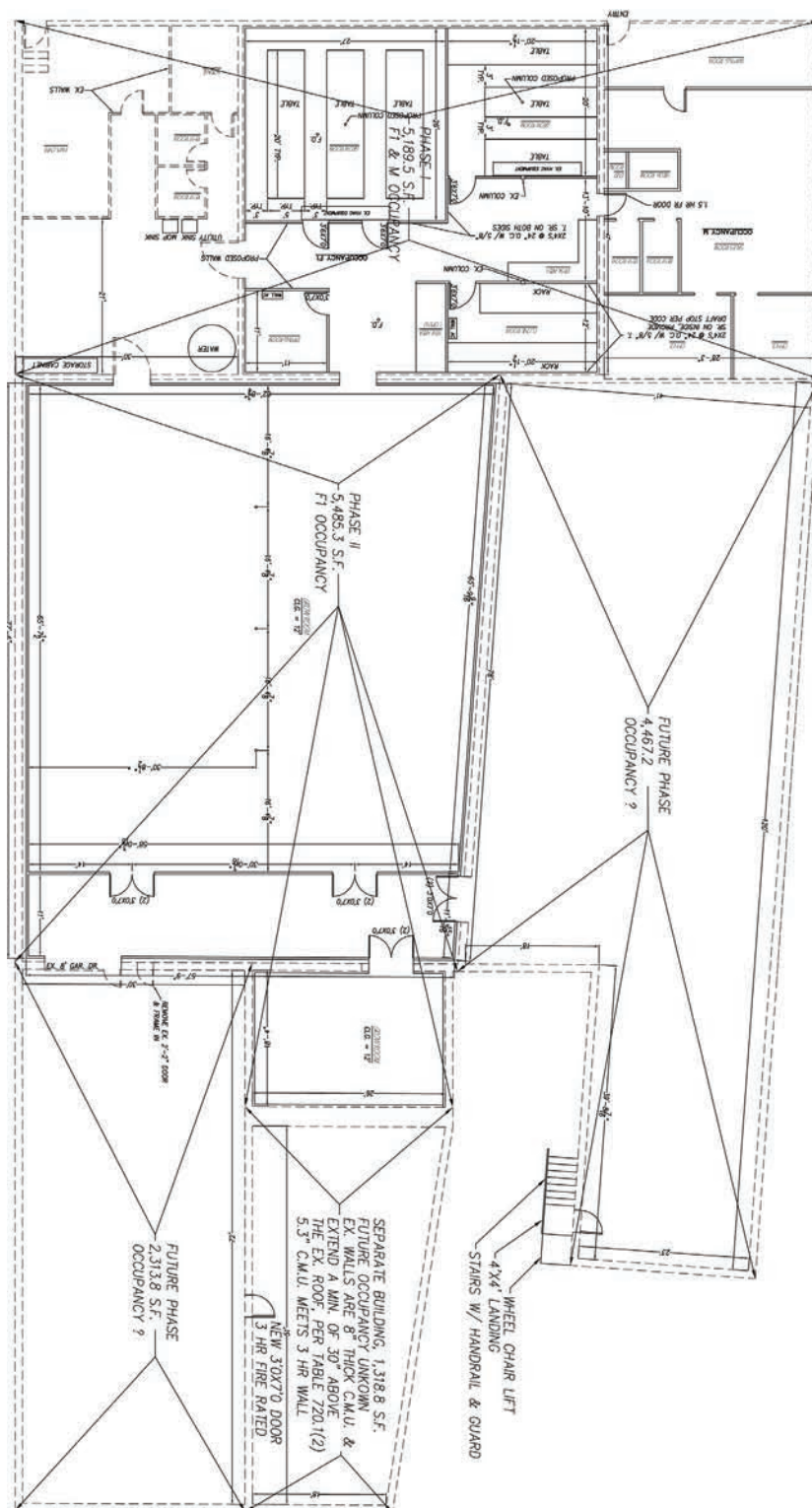
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