

Warehouse / Retail / Office Property with Cold Storage for Sale or Lease

422 N. Commercial St., Trinidad, CO 81082

For Sale: \$1,395,000

For Lease: \$6.95/SF FSG

See back page for availability

BUILDING OVERVIEW

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

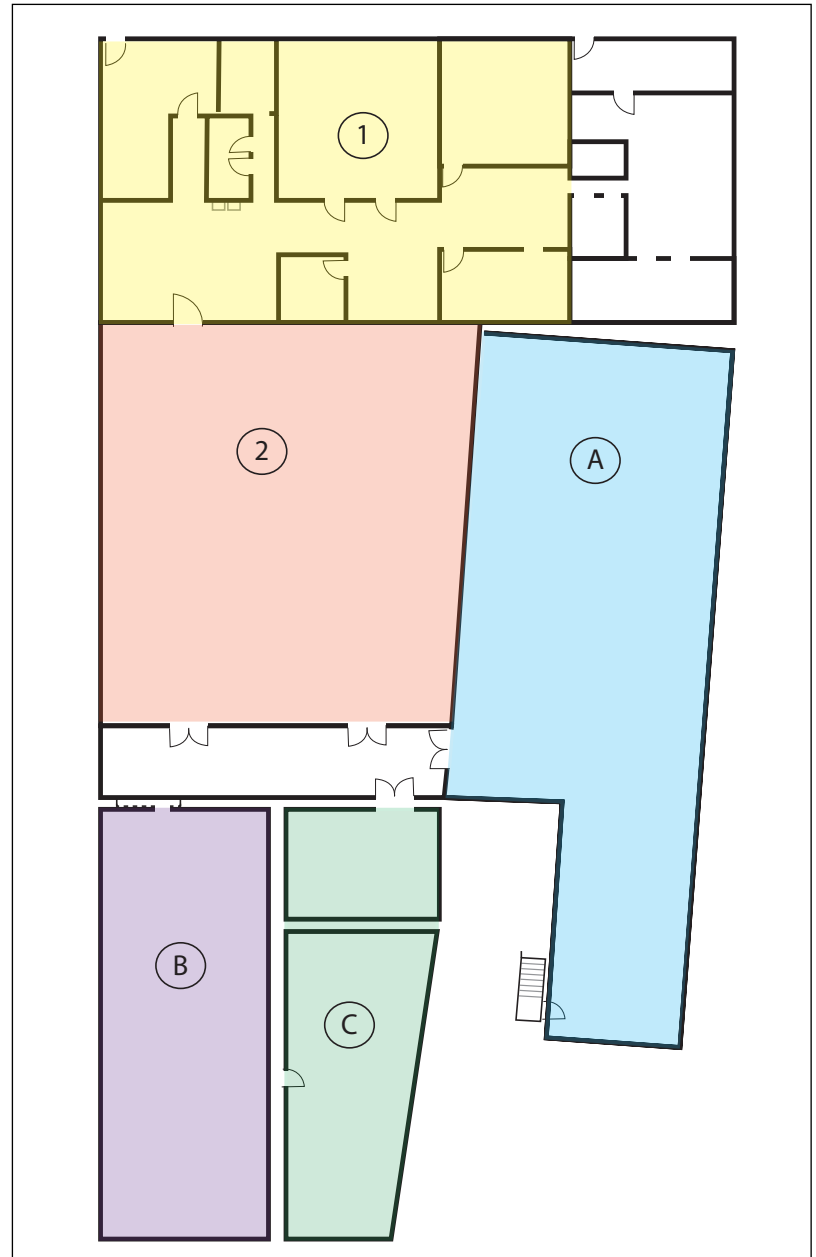
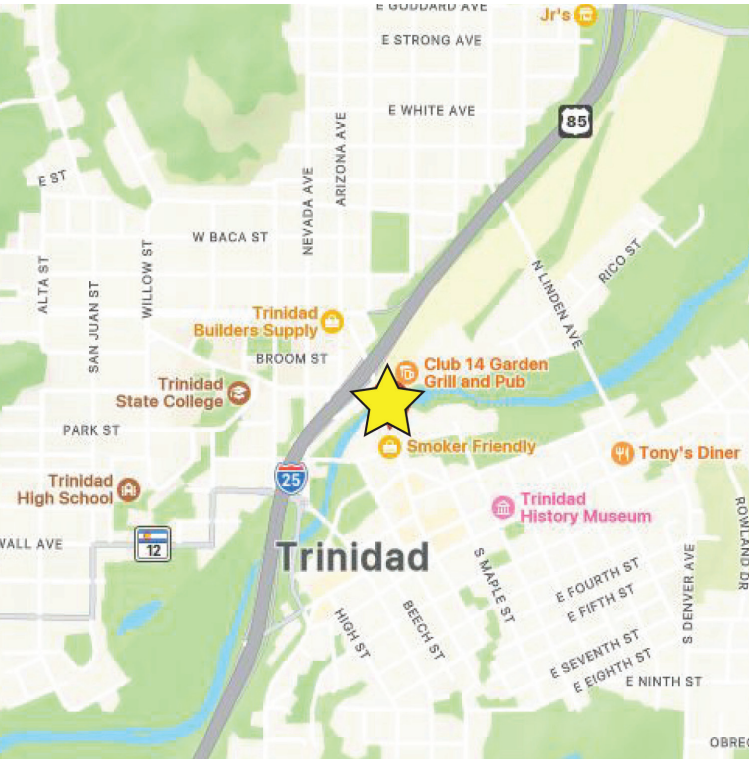
PROPERTY HIGHLIGHTS

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.

Front of Building - N. Commercial St.



Total Available SF: 18,783 (divisible)

Suite 1: 5,182 SF

Suite 2: 5,485

Suite A: 4,467

Suite B: 2,314

Suite C: 1,139