

Retail/Office/Warehouse Investment Property or Owner/User



422 N. Commercial St., Trinidad, CO 81082

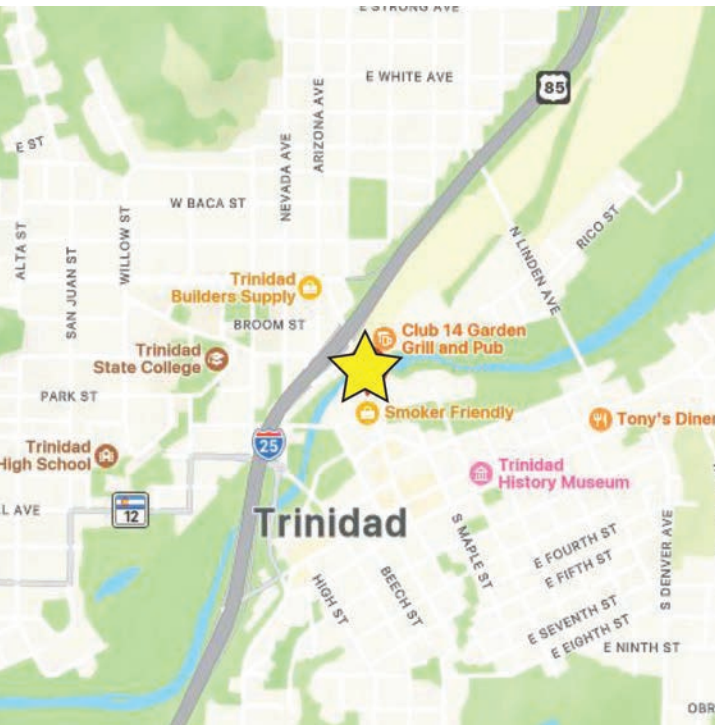
For Sale: \$1,495,000

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 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, and 13,591 SF of a flexible vanilla-shell warehouse space. 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 has been well-maintained and is a great opportunity for investors or owner-users.



Front of Building - N. Commercial St.

