

**FOR SALE AND LEASE
N/A | NEGOTIABLE**



COMMERCIAL STREET STRIP RETAIL CENTER

409-419 N. COMMERCIAL STREET

Trinidad, CO 81082



AVAILABLE SF

1,000 SF



BUILDING SF

5,000 SF



LOT SIZE

10,188 SF

PROPERTY HIGHLIGHTS

- 4 conditional use permits for recreational marijuana use
- The building is in the historical district of downtown Trinidad
- The property is located approximately one block south of I 25.
- This property can be packaged as a portfolio with 116 Santa Fe Trail



PARKING

ON STREET



TAXES

\$6,281.00
USD



YEAR BUILT/RENO

1890/2017

PROPERTY DESCRIPTION

This is a five tenant retail strip building with 4 conditional use permits for recreational marijuana. There is one vacant space that is suitable for general retail use. The building is a storefront retail center with on street parking only.

Madison Commercial Properties
501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | madisoncommercial.com



PROPERTY SUMMARY



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OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,000 SF
Lot Size:	10,188 SF
Building Size:	5,000 SF
NOI:	\$199,697.00
Cap Rate:	20%-25%

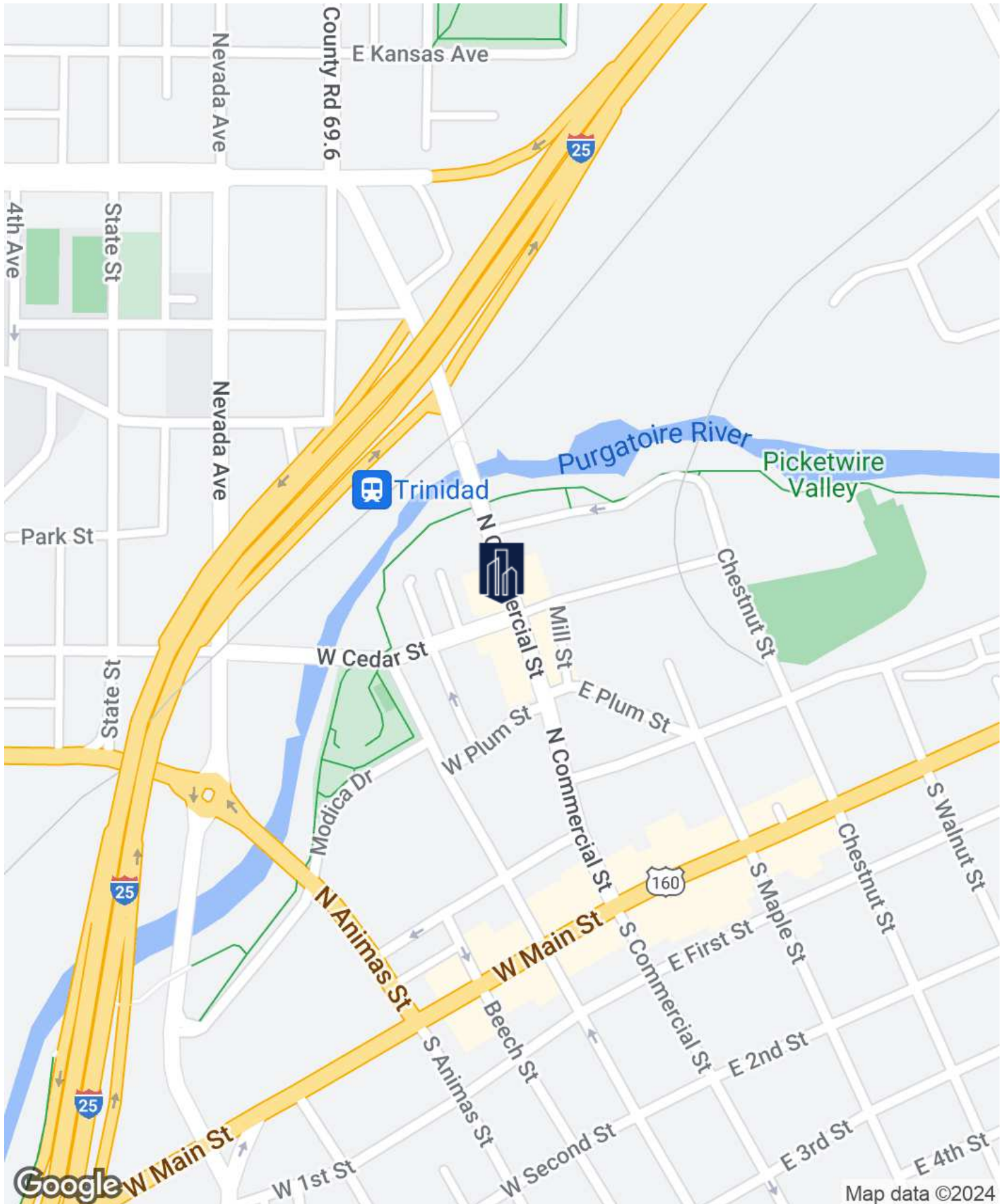
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,910	3,227	3,465
Total Population	3,523	5,854	6,278
Average HH Income	\$41,154	\$40,705	\$41,484

ALEX KOVACS

720.441.1460
 akovacs@madisoncommercial.com



LOCATION MAP



ALEX KOVACS

720.441.1460

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DEMOGRAPHICS



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	1 MILE	2 MILES	3 MILES
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TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
-Commercial Street	W. Cedar Street-	4,604	2022
-Commercial Street	I- 25	13,018	2022

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