

# Investment Property or Owner/User

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



www.FullerRE.com



### 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>	\$2,789.68 (2023 paid in 2024)

### FOR SALE

<b>Sale Price:</b>	\$990,000
--------------------	-----------

### FOR LEASE

<b>Unit 409</b>	\$3,850/month Modified Gross
<b>Unit 419</b>	\$3,850/month Modified Gross

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. Three spaces are currently leased with Gross Rent at \$180,756 per year. The other two spaces are for lease with asking price of \$3,850/month MG each. The three occupied spaces are leased to licensed recreational marijuana dispensaries. Taxes \$2,789.68 (2023)

**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Brokerage Disclosure  
to Tenant**

**Andrew Dodgen**  
(720) 287-5412 direct  
(720) 670-0377 mobile  
ADodgen@FullerRE.com

