

# Full Property View

3217 Lake Avenue, Pueblo, CO 81004

\$5 - Active



Listing ID: **4325633** MLS Status: **Active**  
Property Type: **Commercial Lease** Rental Price: **\$5 Per SqFt / Year**  
Property Subtype: **Industrial** Original List Price: **\$5**  
County: **Pueblo** Structure Type:  
Year Built: **1985** Lease Considered:  
Listing Contract Date: **12/17/2024** Spec. Listing Cond:  
Days in MLS: **2**  
Tax Annual Amt: **\$14,873** Tax Year: **2023**  
Tax Legal Desc: **ALL THAT POR SE 1/4 SE 1/4 14-21-65 WHICH IS NOT INCL IN PLAT OF LAKE GARDENS 2ND LESS HI-WAY IN SE 1/4 SE 1/4 14-21-65 4.376A M/L**

Recent: **12/17/2024 : NEW**

## Building Information

Building Area Total (SqFt Total): **12,800** Building Class: Stories:  
Year Built Effective (Last Remodel): **1997**  
Construction Materials: **Metal Frame, Metal Siding** Roof: **Metal**  
Exclusions: **Sellers Personal Property.**  
PSF Total: **\$0**

## Site & Location Information

Lot Size: **4.41 Acres / 192,100 SqFt** Fencing:  
Current Use: **Agricultural** Lot Features:  
Road Surf/Front: **Public Road** Road Responsibility:  
Zoning: **I-2** Building (Complex) Name:  
Parcel Number: **1-5-14-4-00-003**  
Walk Score: **25** [View Walk, Bike, & Transit Scores](#)

## Water & Utilities

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**  
Actual Projected  
CAM/Operating Fees:

## Unit Information

Unit Type	#Units	Unit Area (SqFt)	Actual Rent	Total Rent	Unit Description
	1	3,200			
	1	3,200			
	1	3,200			
	1	3,200			

## Parking

Parking Total: **0** Garage Spaces: **0** Offstreet Spaces: **0**  
Parking Features: **Asphalt, Driveway-Gravel**

## Public Remarks

**Buildings, Building, or partial building for lease in the City of Pueblo, CO. The property is secured by a metal chain link fence with an access gate off of Lake Avenue. There are 4 separate 3,200 sq. ft. buildings on the property for a total of approximately 12,800 sq. ft. of leasable building space. Each building offers spaces as small as 1,600 sq. ft. up to 3,200 sq. ft. Tenant pays base lease rate plus NNN expenses for the building space. 1,600 AMP three phase power to the property. The property is zoned I-2 and can accommodate numerous industrial, manufacturing, automotive and or storage needs. Come out and tour this property today and relocate or move your business to this property. Great highway access to Interstate -70 and State Highway 96. LEASE INFORMATION Spaces for Lease 1,600 sq. ft. -12,800 sq. ft. 4-3,200 sq. ft. buildings with a total of approximately 12,800 sq. ft. Base Lease Rate for 1,600 sq. ft.—\$6.00 per sq. ft. annually and the tenant pays all NNN expenses for the property. Base Lease Rate for 3,200 sq. ft. or greater—\$5.00 per sq. ft. annually, and the tenant pays all NNN expenses for the property. Please inquire with broker for more information on leasing this great property.**

## Directions

**From I-25 take the Pueblo Blvd exit West. Take your first left onto Lake Avenue, Property is on the right.**

## Confidential Information

Sale Type: Existing Lease Type: **NNN** Possession: **Rental Agreement**  
Contract Earnest Check To: Listing Terms: **Price TBD** Ownership:  
Contract Min Earnest: Title Company:  
Expiration Date: **05/31/2025**

## Showing Information

Showing Service: **BrokerBay**  
Showing Contact Phone: **303-549-4182** Show Email: [brett@ajaxrealttygroup.com](mailto:brett@ajaxrealttygroup.com) No Showings Until:  
Occupant Type: **Vacant**

## List Agent

List Agent: **Brett Bennett**  
List Agent ID: **005471**



Phone: **303-770-5000**  
Mobile: **303-549-4182**



## Characteristics

Lot Acres:	<b>5.083</b>	Lot Sq Ft:	<b>221,400</b>
Land Use - County:	<b>Marijuana Grow Facility</b>	Land Use - CoreLogic:	<b>Warehouse</b>
Building Type:	<b>Warehouse Storage</b>	Year Built:	<b>1985</b>
Bldg Sq Ft - Total:	<b>12,800</b>	Bldg Sq Ft - Finished:	<b>12,800</b>
# Buildings:	<b>4</b>	Stories:	<b>1.0</b>
Heat Type:	<b>Space</b>	Garage Capacity:	<b>0</b>
Construction:	<b>Steel/Heavy</b>		

## Owner Information

Owner Name:	<b>3217 Lake Avenue Llc</b>	Mailing Address:	<b>1191 W Newport Center Dr</b>
Mailing City & State:	<b>Deerfield Beach FL</b>	Mailing Zip:	<b>33442</b>
Mailing ZIP 4:	<b>7732</b>	Mailing Carrier Route:	<b>C069</b>
Owner Occupied:	<b>No</b>		

## Location Information

Property Zip:	<b>81004</b>	Property Zip4:	<b>3837</b>
Property Carrier Route:	<b>C015</b>	School District:	<b>Pueblo City 60</b>
Elementary School:	<b>SOUTH PARK</b>	Middle School:	<b>RONCALLI</b>
High School:	<b>CENTRAL</b>	Subdivision:	<b>Lake Gardens 02 Filing</b>
Zoning:	<b>I-2</b>	Census Tract:	<b>002806</b>
Neighborhood Code:	<b>CENTRAL + NW COUNTY</b>	Township Range and Section:	<b>216514</b>
Quarter:	<b>SE</b>		

## Tax Information

PIN:	<b>1-5-14-4-00-003</b>	Schedule Number:	<b>1514400003</b>
% Improved:	<b>68</b>	Tax District:	<b>60BM</b>
Legal Description:	<b>ALL THAT POR SE 1/4 SE 1/4 14-21-65 WHICH IS NOT INCL IN PLAT OF LAKE GARDENS 2ND LESS HI-WAY IN SE 1/4 SE 1/4 14-21-65 4.376A M/L</b>		

## Assessment & Taxes

Assessment Year	2023	2022	2021
Market Value - Land	<b>\$176,400</b>	<b>\$154,980</b>	<b>\$154,980</b>
Market Value - Improved	<b>\$372,553</b>	<b>\$319,518</b>	<b>\$319,518</b>
Market Value - Total	<b>\$548,953</b>	<b>\$474,498</b>	<b>\$474,498</b>
Assessed Value - Land	<b>\$49,220</b>	<b>\$44,940</b>	<b>\$44,940</b>
Assessed Value - Improved	<b>\$103,940</b>	<b>\$92,660</b>	<b>\$92,660</b>
Assessed Value - Total	<b>\$153,160</b>	<b>\$137,600</b>	<b>\$137,600</b>
YOY Assessed Change (\$)	<b>\$15,560</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>11%</b>	<b>0%</b>	
Tax Year	<b>2023</b>	<b>2022</b>	<b>2021</b>
Total Tax	<b>\$14,872.88</b>	<b>\$13,459.32</b>	<b>\$13,507.48</b>
Change (\$)	<b>\$1,414</b>	<b>-\$48</b>	
Change (%)	<b>11%</b>	<b>0%</b>	

## Last Market Sale

Sale Date:	<b>10/23/2014</b>	Sale Price:	<b>\$250,000</b>
Price per SqFt - Finished:	<b>\$19.53</b>	Deed Type:	<b>Warranty Deed</b>
Owner Name:	<b>3217 Lake Avenue Llc</b>	Seller Name:	<b>Tiff Dog Llc</b>

## Listing History from MLS

ListingID: [4325633](#) Sts: [Active](#)  
Parcel #: [1-5-14-4-00-003](#)**3217 Lake Avenue, Pueblo, CO 81004**  
Commercial Lease, IndustrialLA: [Brett Bennett](#)  
LO: [Ajax Realty Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
12/17/2024	New Listing	ACT-> \$5	12/17/24 - 09:01 PM	0

ListingID: [1765982](#) Sts: Withdrawn  
Parcel #: [1-5-14-4-00-003](#)

**3217 Lake Avenue, Pueblo, CO 81004**  
Commercial Sale, Industrial

LA: [Brett Bennett](#)  
LO: [Ajax Realty Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
12/17/2024	Withdrawn	ACT->WTH	<b>12/17/24 - 07:58 PM</b>	741
12/06/2024	Back On Market	EXP->ACT	<b>12/06/24 - 04:08 PM</b>	730
11/30/2024	Expired	ACT->EXP	<b>12/01/24 - 12:13 AM</b>	730
10/13/2023	Price Decrease	\$1,499,000->\$1,088,000	<b>10/13/23 - 11:04 PM</b>	316
12/02/2022	Price Decrease	\$3,400,000->\$1,499,000	<b>12/02/22 - 10:58 AM</b>	1
12/01/2022	New Listing	ACT-> \$3,400,000	<b>12/01/22 - 09:26 PM</b>	0

ListingID: [8891620](#) Sts: **Expired**  
Parcel #: [1-5-14-4-00-003](#)

**3217 Lake Avenue, Pueblo, CO 81004**  
Commercial Sale

LA: [Brett Bennett](#)  
LO: [Ajax Real Estate Llc](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
12/31/2017	Expired	WTH->EXP	<b>01/01/18 - 12:11 AM</b>	259
12/01/2017	Withdrawn	ACT->WTH	<b>12/01/17 - 04:04 PM</b>	259
05/17/2017	Price Decrease	\$5,000,000->\$4,000,000	<b>05/17/17 - 10:29 PM</b>	61
04/10/2017	Price Increase	\$4,000,000->\$5,000,000	<b>04/10/17 - 05:54 PM</b>	24
03/17/2017	New Listing	ACT-> \$4,000,000	<b>03/17/17 - 02:32 PM</b>	

## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
11/23/22		Y	3217 Lake Avenue Llc	Polliwog Farms Llc	2298350	Warranty Deed		
02/28/20	\$750,000		Polliwog Farms Llc	3217 Lake Avenue Llc	2185440	Warranty Deed		
10/23/14	\$250,000		3217 Lake Ave Llc	Tiff Dog Llc	1988613	Warranty Deed	Land Title Guarantee	MULTIPLE
03/05/10	\$1,300,000		Tiff Dog Llc	Pueblo Kennel Assn	1835067	Special Warranty Deed	Land Title Guarantee	MULTI
03/05/10	\$1,300,000		Tiff Dog Llc	Pueblo Kennel Assn	1835067	Special Warranty Deed	Land Title Guarantee	MULTIPLE
			Bernal Delia V & Modesto		842999	Deed (Reg)		
			Bernal Modesto					
			Bernal Delia V & Modesto		349926	Deed (Reg)		
			Bernal Modesto					
			Pueblo Kennel Association		74316	Deed (Reg)		

## Mortgage History

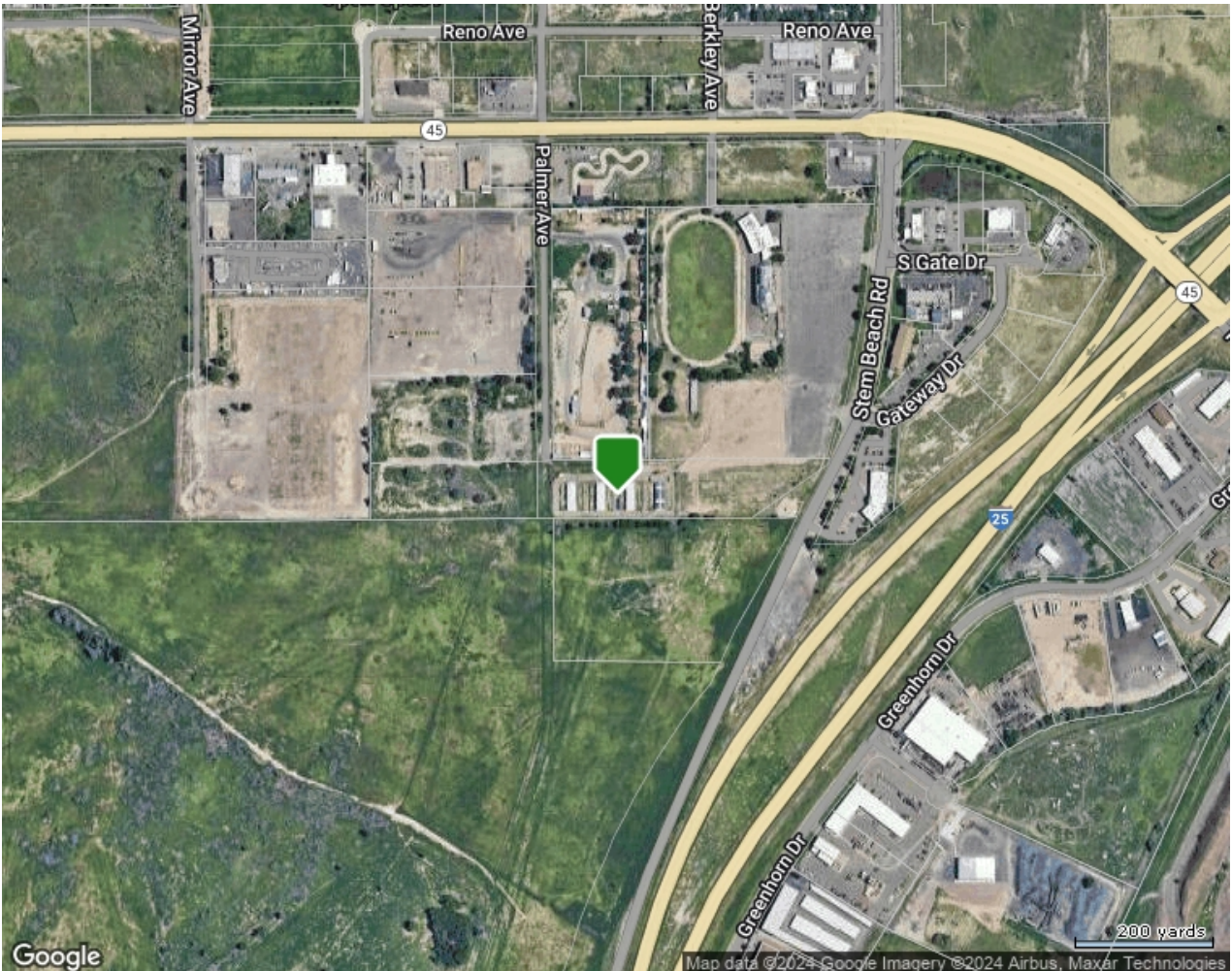
Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s):	Title Company
07/20/20	\$2,700,000	Private Individual	PRIVATE PARTY LENDER	YEARS	1			Polliwog Farms Llc	
09/16/10	\$600,000	Colorado E Bk&Tr	CONVENTIONAL				ADJUSTABLE INT RATE LOAN	Tiff Dog Llc	
09/16/10	\$600,000	Colorado E Bk&Tr	CONVENTIONAL				ADJUSTABLE INT RATE LOAN	Tiff Dog Llc	
04/30/10	\$500,000		PRIVATE PARTY LENDER		7			Tiff Dog Llc	
03/22/10	\$505,118	Colorado E Bk&Tr	CONVENTIONAL				ADJUSTABLE INT RATE LOAN	Tiff Dog Llc	
03/22/10	\$505,118	Colorado E Bk&Tr	CONVENTIONAL				ADJUSTABLE INT RATE LOAN	Tiff Dog Llc	
04/03/08		City Nat'l Bk/FI						Pueblo Kennel Assn	

## Foreclosure History

### RELEASE OF LIS PENDENS/NOTICE

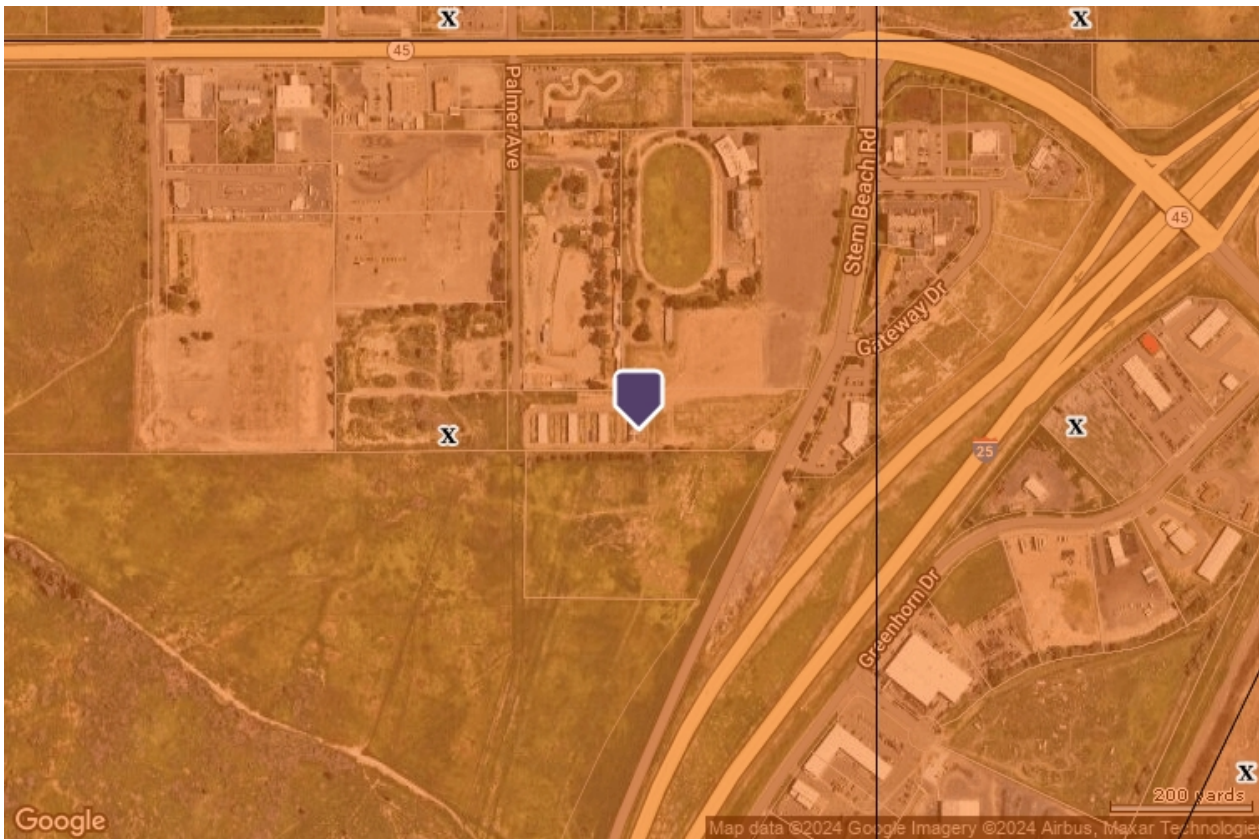
Document Type:	<b>RELEASE OF LIS PENDENS/NOTICE</b>	Original Doc Date:	<b>07/12/2018</b>
Default Date:		Original Document #:	<b>2110977</b>
Foreclosure Filing Dt:		Original Book/Page:	
Recording Date:	<b>03/08/2019</b>	Lien Type:	
Document Number:	<b>2132892</b>		





Flood Zone Code: **X** Special Flood Hazard Area (SFHA): **Out**  
 Flood Zone Date: **08/15/2019** Flood Community Name: **PUEBLO**  
 Flood Zone Panel: **08101C0710D** Within 250 feet of multiple flood zone: **No**  
 Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.





