



OLIVE
REAL ESTATE GROUP

15-UNIT INVESTMENT OPPORTUNITY

2801 LAKE AVENUE, PUEBLO, CO 81004

14-15% CAP RATE | VALUE-ADD | OPPORTUNITY ZONE

\$300,000
PRICE

\$850
AVG RENT

KEY INVESTMENT DETAILS

Sale Price:	\$300,000
Price / Unit:	\$20,000
Units:	15
Building Size:	7,868 SF
Lot Size:	0.31 Acre
Year Built:	1946 / 2025
Zoning:	B4



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2801 LAKE AVENUE presents a compelling value-add investment opportunity consisting of 15 studio-style units in a well-located Pueblo corridor. The property is currently vacant, offering a unique opportunity for an investor to **lease-up from day one and establish new rental rates**.

The asset is configured as studio-style units with flexible use potential, including continued residential use or repositioning as a traditional motel (subject to zoning compliance).

The vacant status allows for operational control and implementation of a tailored leasing strategy without legacy tenant constraints.

- **Lease-Up Opportunity:** Vacant asset allows for immediate repositioning and ability to set market rents
- Ideal for investors seeking **value-add and operational upside**
- **Potential Projected Rents:** \$750-\$950/month (average \$850/unit)
- **Strong accessibility** to I-25 and Pueblo Blvd commercial corridor
- Located in an **Opportunity Zone and Enterprise Zone** providing federal tax incentives

