

FOR SALE

PRICE REDUCTION
\$595,000



A unique and flexible acquisition opportunity in Pueblo, CO—ideal for owner-users, or developers seeking long-term upside with Seller Financing available.

Ideally situated off of Northern Ave. the property offers limitless potential for retail. With a prime location in a thriving commercial hub, this property presents a lucrative prospect for retailers seeking to establish or expand their presence.

OFFERING SUMMARY

ADDRESS: 1245 Spruce St.
Pueblo, CO 81004

MARKET: Bessemer

BUILDING SF: 8,487 SF

BUILDING CLASS: C

LAND SF: 30,492 SF

BUILT: 2000

PARKING: 36 Spaces

FRONTAGE: 158'+



Exclusively Marketed by: Dixie Snyder, Managing Broker Colorado Asset Solutions
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