

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

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 SUMMERY**

ADDRESS: 1245 Spruce St.

Pueblo, CO 81004

MARKET: Bessemer

BUILDING SF: 8,487 SF

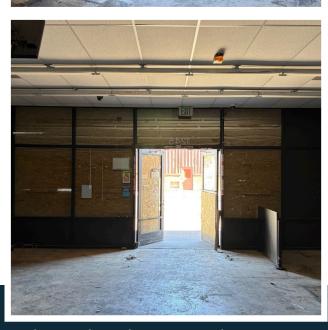
BUILDING CLASS: C

LAND SF: 30,492 SF

BUILT: 2000

PARKING: 36 Spaces

FRONTAGE: 158'+



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