

OFFERING MEMORANDUM

65 N. Laser Drive
Pueblo West, CO 81007

\$799,000

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



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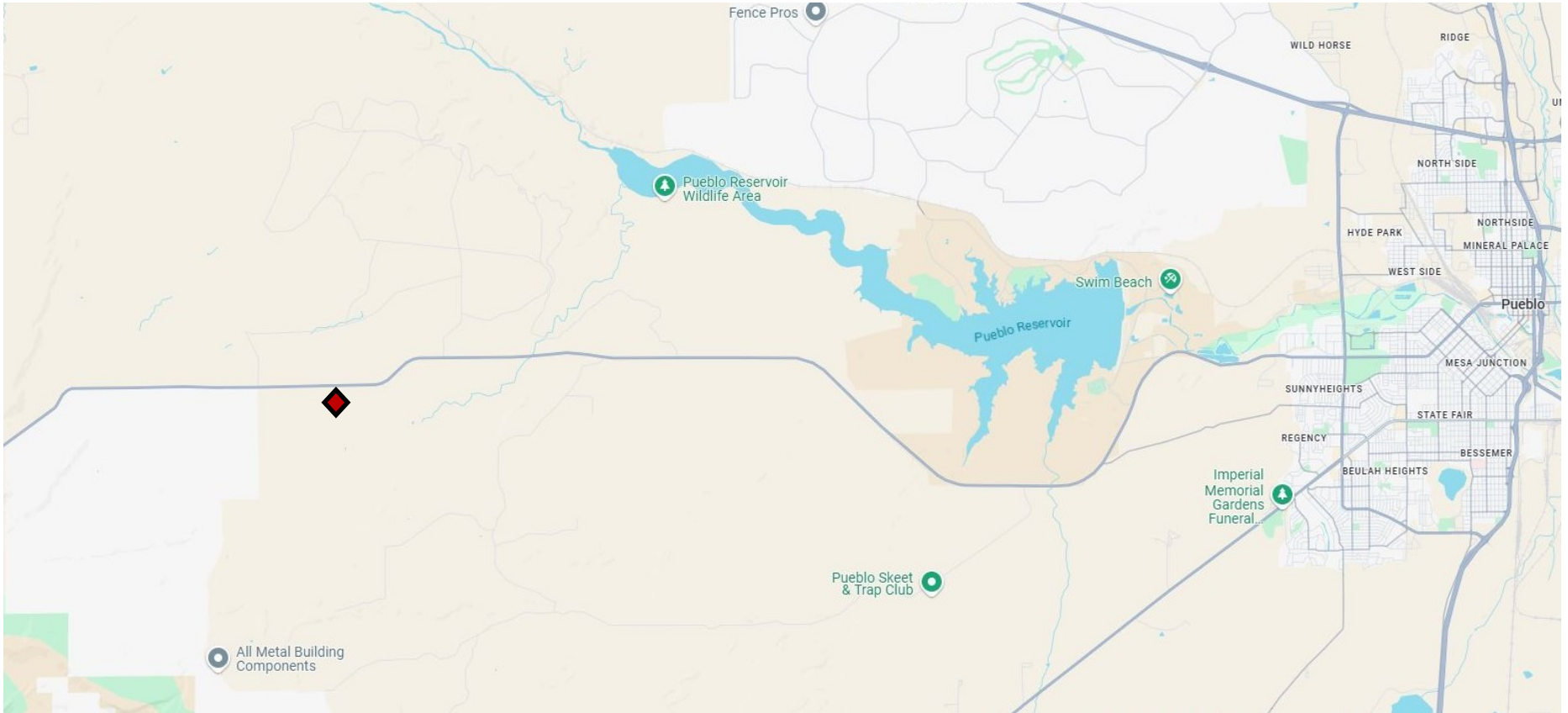


OFFERING SUMMARY:

SALE PRICE:	\$799,000
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$54.56
TOTAL BUILDING SIZE:	14,644 sq. ft.
YEAR BUILT:	1988—4,800 sq. ft. office 2018—9,844 sq. ft. greenhouse
LOT SIZE:	1 Acre
ZONING:	I-2

PROPERTY OVERVIEW

Discover a unique opportunity to own a turn-key licensed cultivation in Pueblo West, Colorado. This one acre property is surrounded by a secure metal chain link fence and offers an access gate off of Laser Drive. The property is currently licensed as a Tier 1 recreational cultivation (1,800 Plant Count). There are two separate structures located on the property: a 4,800 sq. ft. stucco office, processing, and cultivation building built in 1988, as well as a fully automated 9,844 sq. ft. greenhouse built in 2018. The automated greenhouse comes equipped with I Grow 800 Link 4 automation for temperature, humidity, and blackout cloth control. In addition, the greenhouse offers 88 Flexstar LED lights for cultivation. There is 3 phase power throughout supplied by Black Hills Energy. The past production numbers out of this facility were strong. With a few repairs to the greenhouse roof, one can step right into production at this tremendous facility.



PUEBLO, CO

Pueblo is a city located in Pueblo County, Colorado. It is also the county seat of Pueblo County. It is the 8th largest city in Colorado and is currently growing at a rate of 0.22%

CITY INFORMATION

CITY POPULATION (2023)	112,868
AVERAGE HOUSEHOLD INCOME:	\$56,100
MEDIAN HOUSE VALUE:	\$163,400
UNEMPLOYMENT RATE (2023):	3.5%

<https://worldpopulationreview.com/us-cities/pueblo-co-population>

<https://www.census.gov/quickfacts/pueblacitycolorado>

https://www.bls.gov/eag/eag_co_pueblo_msa.htm



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