

# Investment Property or Owner/User

116 Santa Fe Trail, Trinidad, CO 81081



## PROPERTY INFORMATION

<b>Bldg. Size:</b>	2,633± SF
<b>Lot Size:</b>	0.152± AC
<b>Parking:</b>	Street Parking Only
<b>YOC:</b>	1900
<b>Taxes:</b>	\$1,120.48 (2023 due in 2024)

This investment or owner/user property is located at the intersection of I-25 and Main Street (Hwy 160) in Historical Downtown Trinidad, CO, this property consists of 2,633± SF of retail and 600± SF of residential; both leased into 2025. Gross Rent is \$34,200 per year. The retail space is occupied by Strawberry Fields, a licensed recreational marijuana dispensary, one of five of their locations in Colorado.

## For Sale: \$490,000

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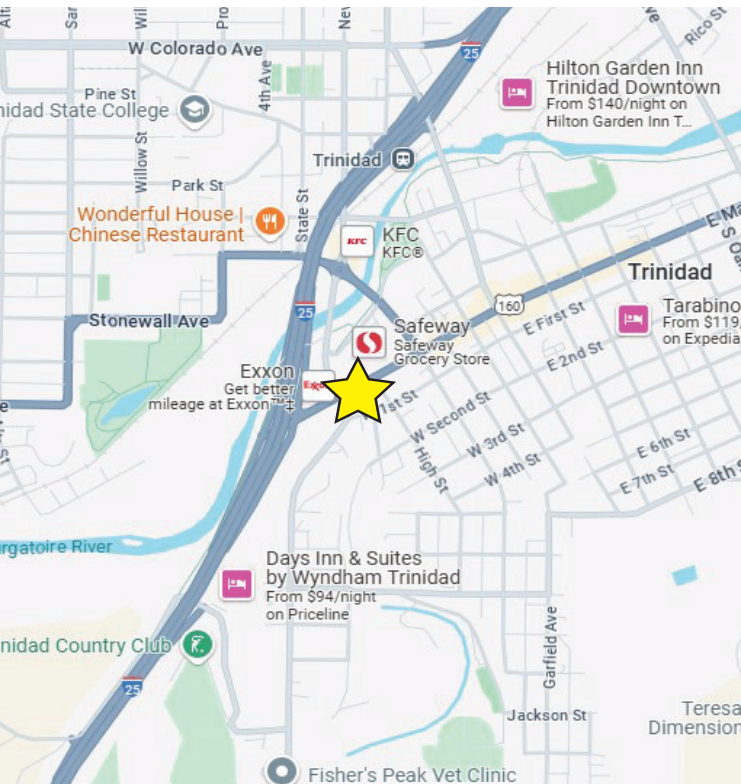




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