

MLS #: B242193A (Active) List Price: \$795,000

416 State St Trinidad, CO 81082



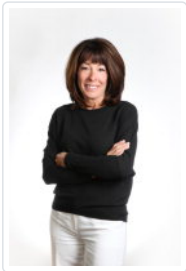
Sub Area: Trinidad
Area: Outlying
School District: 1
County: Las Animas
Building SqFt: 17591
Apx Year Built: 1967
Zoning: MU
Business Type: Professional/Office, Professional Service, Hotel/Motel, See Remarks
Building Description: Multi-Level

Roof: Asphalt
Water Type: Public
Sewer Type: Public Sewer
Fuel: Natural Gas
Heating Type: Baseboard, Hot Water
Cooling Type: None
Sale Includes: Business, Building & Land, Fixed Equipment Included
Equipment Included: Pole Sign, Fixtures/Furniture
Lease Type/Terms: Other
Lease Includes: None

Property Assoc: No
Total Acres: 0.641
Multiple Parcels: No
Frontage: Highway
Depth:
Location: Corner, Free Standing, Neighborhood Business District
Access: Interstate 1 mile or Less, City Street

Public Remarks: What a tremendous opportunity! This multi-use commercial building is centrally located in Trinidad, CO, just walking distance from Trinidad State Junior College, close to multi-family and residential living, and with excellent visual access from I-25. This locally-owned operation spans over 17,000 sq ft and currently includes a full-sized laundromat, 6 motel rooms, 195 storage units, and flexible office space — ideal for an independent business, nail salon, or wellness clinic. A 1,650 sq ft apartment on the property adds even more value, whether for an on-site owner/manager or additional rental income. The possibilities here are endless. Imagine adding a food counter or coffee bar in the laundromat to create a new revenue stream, or repositioning the office space and motel rooms to serve the growing student and residential population nearby. With this much square footage, this many income streams already in place, and a location this visible, the upside is only limited by imagination.

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