Property Features

Unit/Lot #:
CC Sub Area: CNTRL
County: FREMONT
Subdivision: CANON CITY
Area: Canon
Zone: CB
Type Business: Retail, Wholesale,
Professional/Office, Business Service,
Professional Service, Medical, Other
Apx Total Gross SqFt +-: 5960
Parking: On Street
Year Built: 1888

Construction: Brick, Block
Heating: Forced Air Gas
Air Conditioning: Central Electric
Water Type: City
Sewer: Sewer Connection
Roof: Membrane
Floors: Wood, Combination
Features: Fire Alarm, Loading Dock,
Delivery Door(s), Restrooms

Remarks: This commercial building presents an excellent investment opportunity for savvy investors seeking a prime location and solid returns. With recent renovations, this property is ready to deliver immediate returns on your investment. The building boasts a generous amount of square footage, providing ample space for various commercial purposes. Whether you're looking to lease to a single tenant or subdivide for multiple businesses, the possibilities are endless. The downtown location ensures high visibility and foot traffic, making it an ideal choice for businesses seeking a bustling urban environment. Currently, this property is home to a fantastic long-term tenant, offering stability and reliable rental income. With an optional renewal clause in place, you have the potential for a continued and prosperous partnership. This tenant has proven to be an asset, contributing to the positive cash flow that this property already generates. Investors, don't miss out on this incredible opportunity! Come and see for yourself the potential this downtown commercial building holds. Showings are available during business hours to ensure minimal disruption and must be approved by the tenant, showcasing their commitment to the space. Whether you're an experienced investor seeking to expand your portfolio or a newcomer looking for a profitable venture, this downtown Canon City property is your ticket to success. Act now, and secure your spot in this thriving business district. 7.2% Cap Rate

Information Herein Deemed Reliable but Not Guaranteed