



City Center Block Opportunity in Pueblo

Sale Price: \$2,680,000
(can be purchased separately)

Property Features:

Building Type: Retail

Total Lot Area: 66,000 SF (All three parcels)

Sale Opportunities:

- Class A Pueblo Location along the River Walk
- Great Redevelopment Play
- Can be Sold Separately as Owner-User Deals
- Additional Lots Available For Sale
- All Buildings listed under \$57/SF

For more information, please contact:

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Principal

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City Center		Bldg Size Dimension	Bldg SF	\$/Sqft	Lot Dimension	Lot SF	\$/Sqft	Price
Auto-Mac	Parcel 1	82.5X78	6,435		82.5X120	9,900		
Auto-Mac Lot					25.5X120	3,060		
Sub-Total				\$114.22		12,960	\$57.00	\$735,000
Cleaver Building	Parcel 2	68X105	7,140	\$52.52	68X120	8,160	\$45.96	\$375,000
115 S Grand	Parcel 3							
	Hotel	33.5x120	4,020					
	Hvac Middle Bld	67X79.5	5,327					
	Hvac Grand	94.5X40	3,780					
Sub-Total			13,127	\$89.51	219X120	26,280	\$44.71	\$1,175,000
Greenwood Lot	Parcel 4				141.5X140	19,810	\$19.94	\$395,000
Grand Total			26,702	\$100.37		64,150	\$41.78	\$2,680,000



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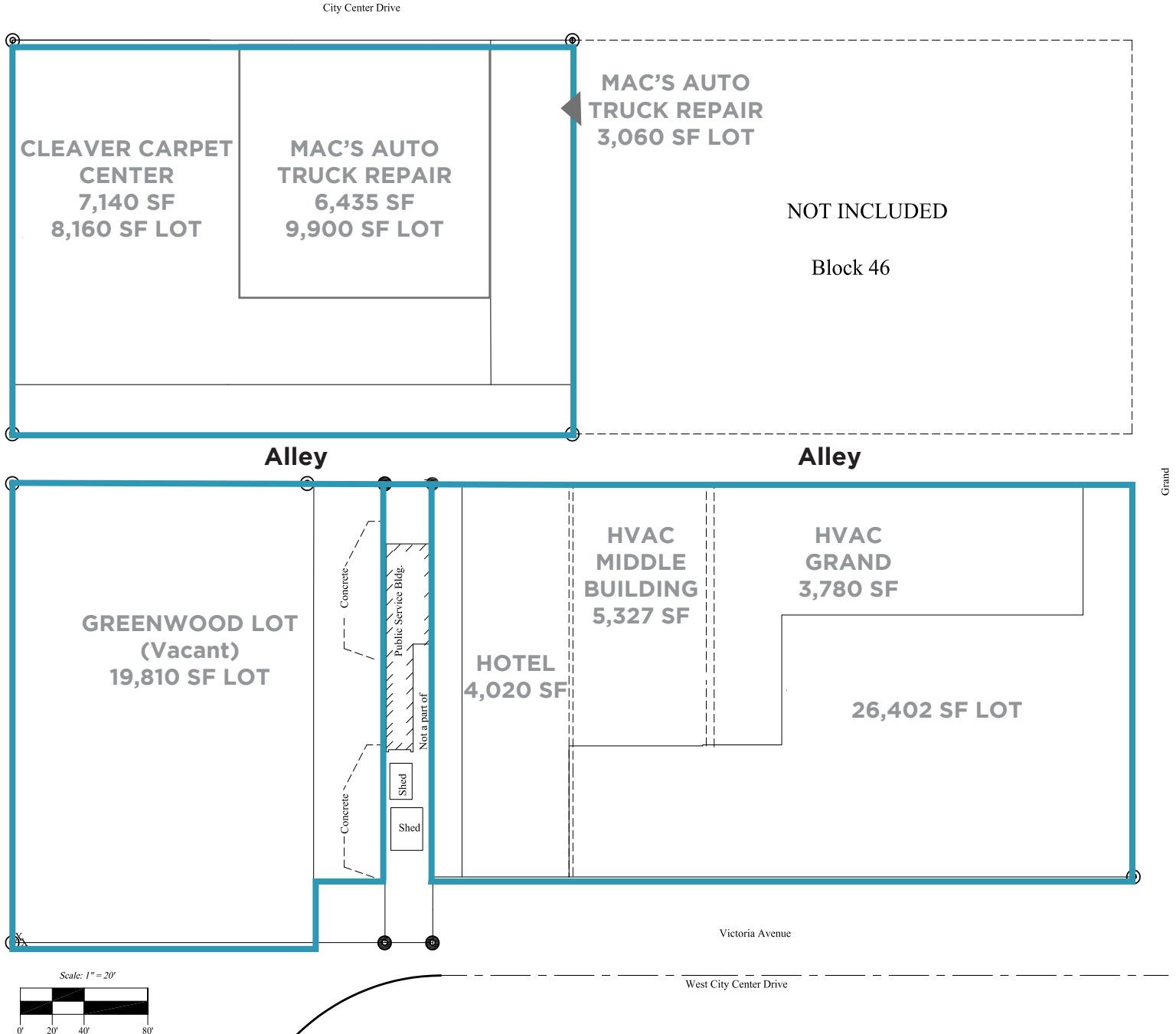
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Proposed Site Plan:



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