

Office / Medical Building For Sale

1275 FORTINO BLVD • PUEBLO, CO 81008

\$500,000



1275 FORTINO BLVD is a well-located office/medical building along Fortino Blvd with convenient access to I-25 and Highway 50.

- **Flexible Use Potential:** Well-suited for office, medical, service, contractor, or flex users, offering adaptability for a wide range of business operations.
- **Owner-User or Investor Appeal:** Ideal for an owner-occupant seeking to control occupancy costs, or an investor looking for stable income with future upside.
- **Functional Layout:** Efficient floor plan with flexibility to reconfigure for tenant needs or business growth.
- **Strong Market Fundamentals:** Affordable commercial space supported by local business growth.
- **Attractive Basis vs. Replacement Cost:** Cost-effective alternative to new construction.
- **FF&E Available:** Current use is an orthopedic surgeon's office. Owner is willing to include FF&E in purchase.

SALE PRICE:	\$500,000 (\$177/SF)
BUILDING SIZE:	2,820 SF
LOT SIZE:	15,681 SF (0.36 acres)
ZONING:	RE-COMM
YEAR BUILT:	2000
PARKING:	14 spaces; 4.8/1,000 SF
O.H. DOOR:	Garage with Overhead Door
PARCEL NUMBER:	0513207008
TAXES:	\$6,712.68 (2024)

