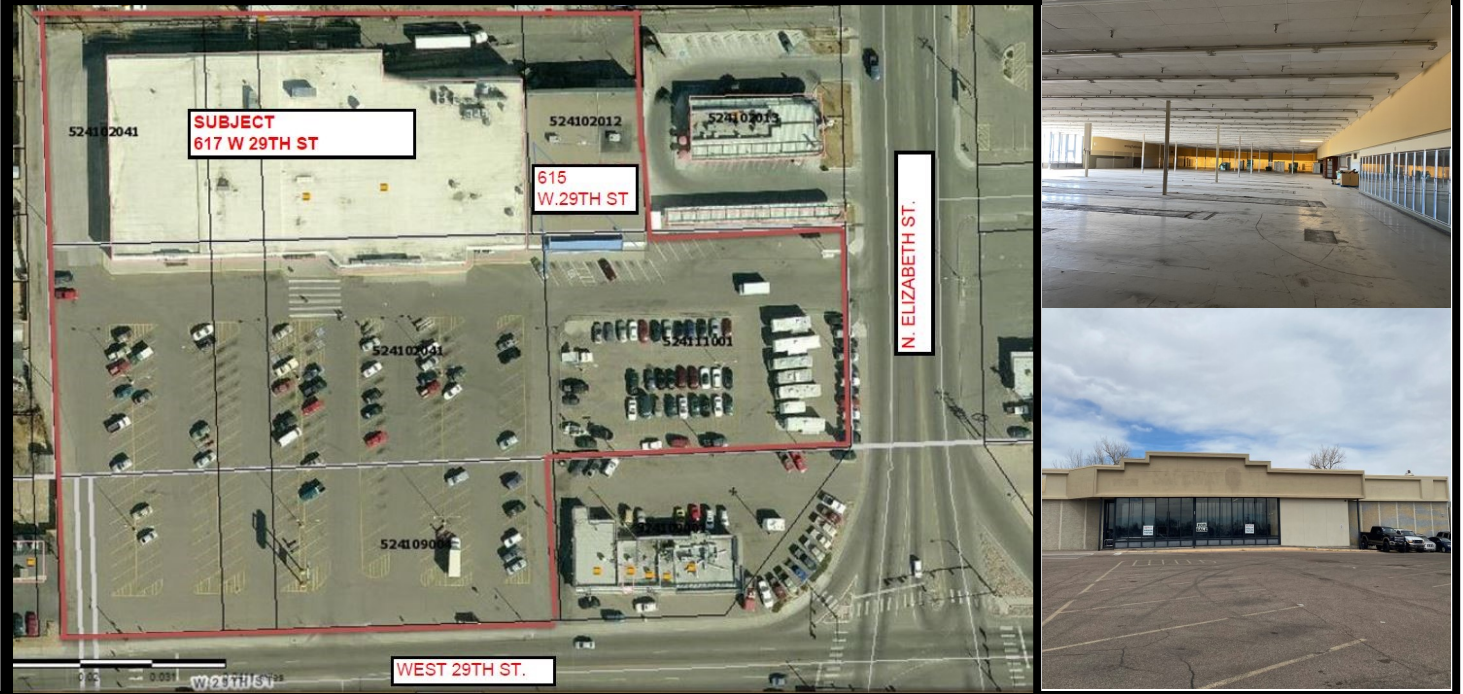


FOR SALE

55,970 S.F. RETAIL CENTER **29TH & ELIZABETH PUEBLO, CO.**



Retail Opportunity

615-617 W. 29TH ST. PUEBLO, COLORADO 81008

- ◆ 45,390 SF UNIT AND 10,680 SF UNIT TOTAL SF 55,970 SF 4.90 ACRES
- ◆ ONE SHORT TERM TENANT OF 10,680 SF.
- ◆ GREAT RETAIL SITE, A FORMER SAFEWAY STORE, ON PUEBLO'S NORTH SIDE
- ◆ NEAR PUEBLO MALL AND THE PUEBLO SHOPPING CENTER
- ◆ PLENTY OF OPEN PARKING-GREAT EXPOSURE
- ◆ HIGH TRAFFIC LOCATION 19,500 Elizabeth St. 20,000 29th St. +/- CARS PER DAY
- ◆ EASY ACCESS FROM I-25 AND ALL PARTS OF THE CITY AND COUNTY
- ◆ GREAT MARKET POTENTIAL
- ◆ REGIONAL MARKET AREA POP. APPROX. 300,000
- ◆ DOCK, LARGE REFRIGERATION AND FREEZERS, WAREHOUSE AREA
- ◆ HIGH CAPACITY ELECTRICAL SERVICE.
- ◆ REAL ESATE TAXES \$ 40,616.72 (2021)

For Sale \$2,950,000 (\$52.70/sf)

CONTACT

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