

Full Property View

102 S Victoria Avenue, Pueblo, CO 81003

\$2,950,000 - Active

Listing



Listing ID:	5039397	MLS Status:	Active
Property Type:	Commercial Sale	List Price:	\$2,950,000
Property Subtype:	Retail	Original List Price:	\$2,950,000
County:	Pueblo	Structure Type:	Low Rise (1-3)
Year Built:	1892	Lease Considered:	
Lease Amount:		Listing Terms:	Cash, Conventional
Listing Contract Date:	05/12/2025	Spec. Listing Cond:	
Days in MLS:	31	Tax Year:	2024
Tax Annual Amt:	\$12,149		
Tax Legal Desc:	ALL LOT 14 + FRAC LOTS 15 + 16 BLK 50 SOUTH PUEBLO ALG WITH ALL FRAC LOTS 15 + 16 BLK 50 IN COLORADO COAL + IRON COMPANY ADD #2 (S OF ARK RIVER) EXC A POR OF SD LOT 14 DESC AS: BEG AT W COR SD LOT 14 TH NELY ALG NW LINE SD LOT 14, 25 FT TH SELY 140.12 TO A PT ON SE LINE SD LOT 14, 24.87 FT NELY FR S COR SD LOT 14 TH SWLY ALG SD SE LINE 24.87 FT TO THE S COR SD LOT 14 TH NWLY ALG SW LINE LOT 14, 140.12 FT TO PT BEG TOGETHER WITH ALL POR OF VAC E ST + VAC ALLEY ADJ (VAC TRACT BEING 0.70 FT X 75 FT ADJ TO LOTS 14, 15 + 16)		

Building Information

Building Area Total (SqFt Total):	21,000	Building Class:	Class A	Stories:	2
Leasable Area (SqFt):	21,000	Common Area:			
		Year Built Effective (Last Remodel):	2005		
Security Features:	Fire Sprinkler System, Security System				
Construction Materials:	Brick, Frame, Stucco	Roof:	Membrane		
Building Features:	Conference Facility, Elevator - Freight, Signage, Storage	Ceiling Height (Clear Span):		Architectural Style:	
Exclusions:	Seller's & Tenant's Personal Property				
PSF Total:	\$140				

Site & Location Information

Lot Size:	0.16 Acres / 6,970 SqFt	Fencing:	
Current Use:	Commercial, Event Space, Office, Retail, Warehouse	Lot Features:	Corner Lot, Historical District, Near Public Transit
Road Surf/Front:	Paved/Public Road, Year Round	Road Responsibility:	Public Maintained Road
Zoning:	HB Historic business Zone	Building (Complex) Name:	Olde Towne Carriage House
		Parcel Number:	0-5-36-4-20-002
Walk Score:	70		View Walk, Bike, & Transit Scores

Water & Utilities

Water Included:	Yes	Water Source:	Public	Sewer:	Public Sewer
Irrigation Source:		Electric:	220 Volts		
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected				

Financials & Expenses

Cap Rate:	0.00	Cap Rate Calculation:	
<u>Actual</u>		<u>Projected</u>	
Gross Income:		Gross Income:	
Operating Expense:		Annual Expense:	
Annual Net Income:		Annual Net Income:	
Operating Expense Includes:			

Tenant Information

Tenant	Area (SqFt) Occupied	Lease End Date	Tenant Options
Event Venue	7,000		
Basement	7,000		
Suite 110	850		
Suite 120	1,000		
Suite 130	1,050		
Suite 140	930		
Suite 150	940		

# Units Total:	5	# Units Vacant:	0	# Units Furnished:	
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Parking

Parking Total: 0 Garage Spaces: 0 Offstreet Spaces: 0
Parking Type: # of Spaces Parking Description
None Street Parking and public parking lot on the same

Public Remarks

Historic Olde Towne Carriage House – Iconic Event Venue + Income Opportunity in the Heart of Pueblo, CO Discover a rare opportunity to own the celebrated Olde Towne Carriage House, a historic, income-producing event and commercial property located along the vibrant Pueblo Riverwalk. Built in 1892 and meticulously modernized, this landmark offers over 21,000 SF of versatile commercial space while preserving its timeless character. The upper floor has been thoughtfully transformed into a modern meeting and reception hall, accommodating up to 300 guests, with sweeping views of the Riverwalk. The main floor features five updated retail and office suites, each leased to individual businesses, providing a steady rental income. Plus, a full basement currently leased for storage. Key features include exposed brick walls, wood beam ceilings, original storefront windows, a full-service bar for event operations, and flexible catering policies. With 7,000 SF on each level, the layout allows for a seamless blend of event hosting and commercial tenancy. Located within the Union Avenue Historic District, the Carriage House is not only a premier venue but also a cornerstone of Pueblo's rich heritage. Ideal for investors, event operators, or visionaries seeking a landmark property with built-in revenue streams and limitless potential. Schedule your private showing today and envision the future of the Olde Towne Carriage House.

Confidential Information

Private Remarks: **List of fixtures and inclusions TBD, Seller to provide list. No deeded parking or storage facilities are attached, none will convey with sale.**

Sale Type:	Either	Existing Lease Type:		Possession:	Closing/DOD
Contract Earnest Check To:	Title Company	Listing Terms:	Cash, Conventional	Ownership:	
Contract Min Earnest:	\$100,000	Docs Available:	Leases	Home Warranty:	
Title Company:					
Investor Blackout End Date:					
Expiration Date:	04/03/2026				

Showing Information

Showing Service:	Other	Show Email:	jerrod.meyer@whitetailproperties.com	No Showings Until:	
Showing Contact Phone:	719.289.8580				
Showing Instructions:	Contact Jerrod Meyer at 719-289-8580 to schedule showings.				
Occupant Type:	Tenant (Multiple)				

List Agent

List Agent:	Jeff Post	Phone:	719-539-6682	List Office ID:	R0021
List Agent ID:	55038817	Mobile:	719-539-6682	Co List Agent ID:	155065954
		Office:	719-539-6682	Co List Office ID:	M5524
List Office:	First Colorado Land Office, Inc.	Email:	post@firstcolorado.com		
Co List Agent:	Jerrod Meyer	Phone:	719-289-8580		
Co List Office:	Whitetail Properties Real Estate LLC	Email:	jerrod.meyer@whitetailproperties.com		



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