

Commercial/Residential Property for Sale or Lease

525 W 7TH STREET, PUEBLO, CO 81003

OWNER FINANCING AVAILABLE!



Overview

525 W 7th Street offers a rare investment, owner/user, or even live/work opportunity in the heart of Pueblo. This commercial/residential property is in fantastic condition with no deferred maintenance. It consists of a clean 1,680 SF warehouse and a beautiful, fully remodeled 2 bed / 2 bath home. The warehouse is ready for a new user and is built out as an automotive shop. With 3 bays, a max clear height of 16' and drive-through capability, the shop accommodates all types of vehicles. It was recently updated with a new roof, 1 new auto lift (2 total), new roll-up doors and a new unit heater.

The home was also given a complete makeover down to the studs including a new roof, HVAC, electrical, plumbing, fixtures, and appliances. It is currently leased at \$1,850/month with 18 months remaining, providing immediate cash flow. The warehouse was most recently leased at \$2,850/month, and at the current list price, the property offers a proforma 11.62% cap rate, making this a compelling opportunity for investors as well.

With B-4 flexible zoning, upgraded building systems, and no deferred maintenance, this turn-key property is perfect for investors, owner-users, or business owners seeking space to operate and live on-site. Located just blocks from downtown Pueblo, I-25, and major civic landmarks, this is a unique, well-located asset ready for immediate use or long-term hold.

Highlights

- Owner Financing Available
- Proximity to I-25
- Income-Producing Home
- Turn-Key Condition
- Flexible B-4 Zoning
- Full Drive-Through Bay
- Live/Work Potential

Property Details



Sales Price
\$500,000
\$449,000



Lot Size
0.15 Acres



Proforma Cap Rate
11.62 %



Lease Rate
\$2,500 / Month
(Month-to-Month)
(Shop Space Only)



Building Sizes
WH: 1,680 SF
Home: 1,455 SF



Zoning
B-4

Rev: February 18, 2026



Commercial/Residential Property for Sale or Lease

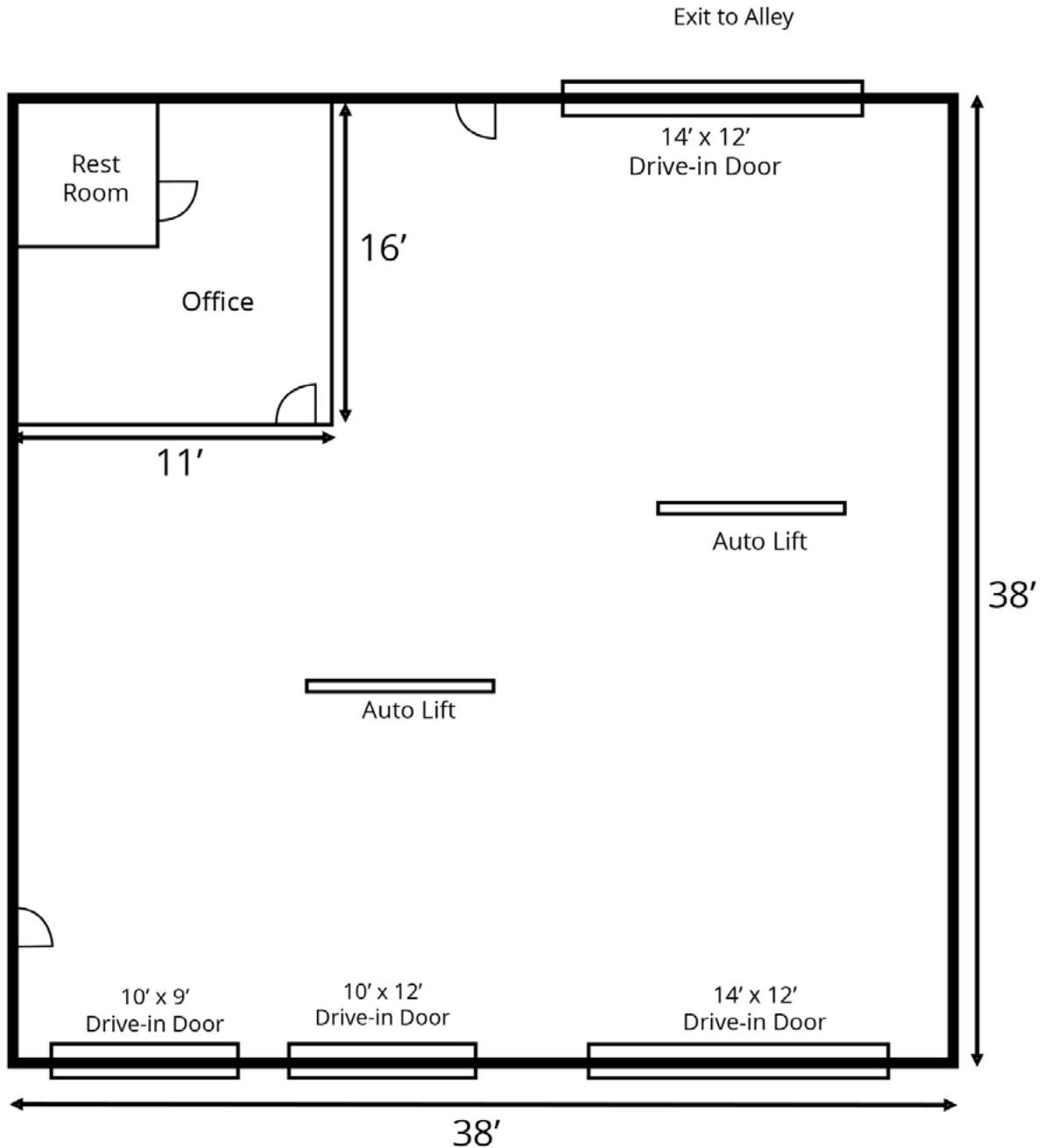
525 W 7TH STREET, PUEBLO, CO 81003



Rev: February 18, 2026



Warehouse Floorplan (Not to Scale)



Rev: February 18, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Klete Keller

C: 719.888.9211
O: 719.630.2277
Keller@HoffLeigh.com

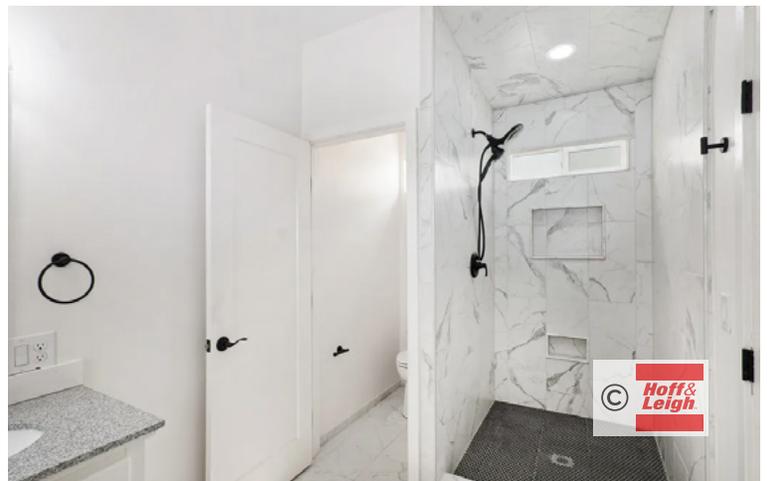
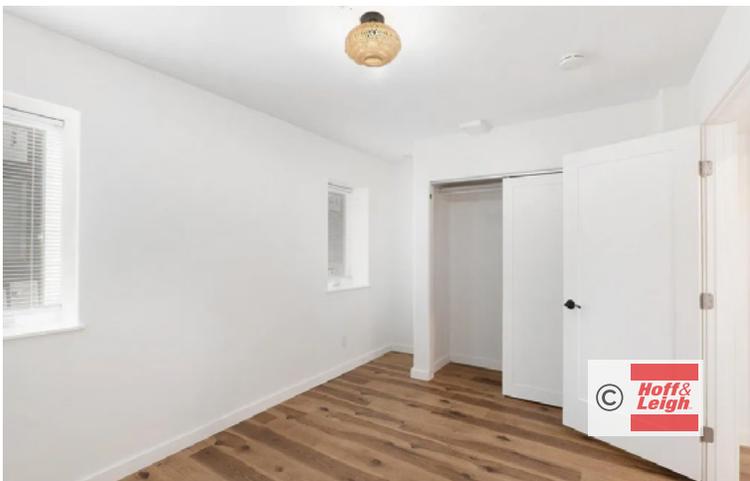


Kenny Juarbe

C: 719.237.6065
O: 719.630.2277
Kjuarbe@HoffLeigh.com

Commercial/Residential Property for Sale or Lease

525 W 7TH STREET, PUEBLO, CO 81003



Rev: February 18, 2026



Commercial/Residential Property for Sale or Lease

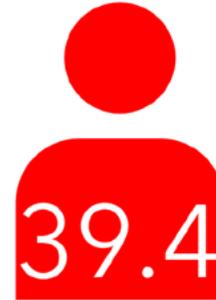
525 W 7TH STREET, PUEBLO, CO 81003

525 W 7th St, Pueblo, Colorado, 81003

DEMOGRAPHICS



74,008
Population



39.4
Median Age



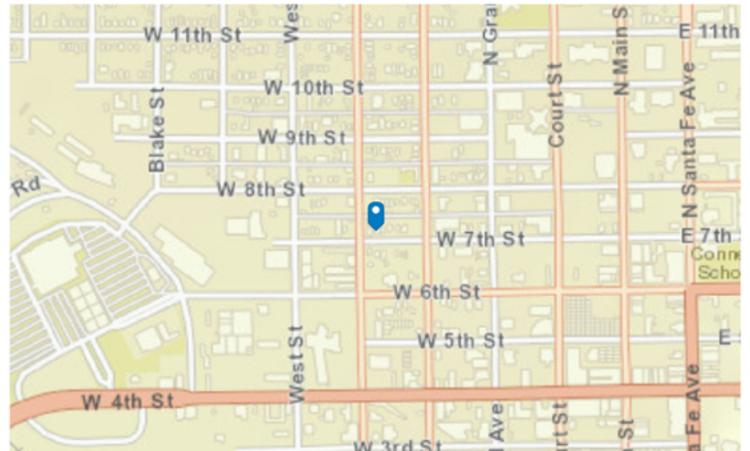
2.3
Average Household Size



\$47,213
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Blake St	4,620	0.1
N Greenwood St	4,543	0.1
N Greenwood St	4,600	0.1
West St	3,595	0.1
N Elizabeth St	3,100	0.1



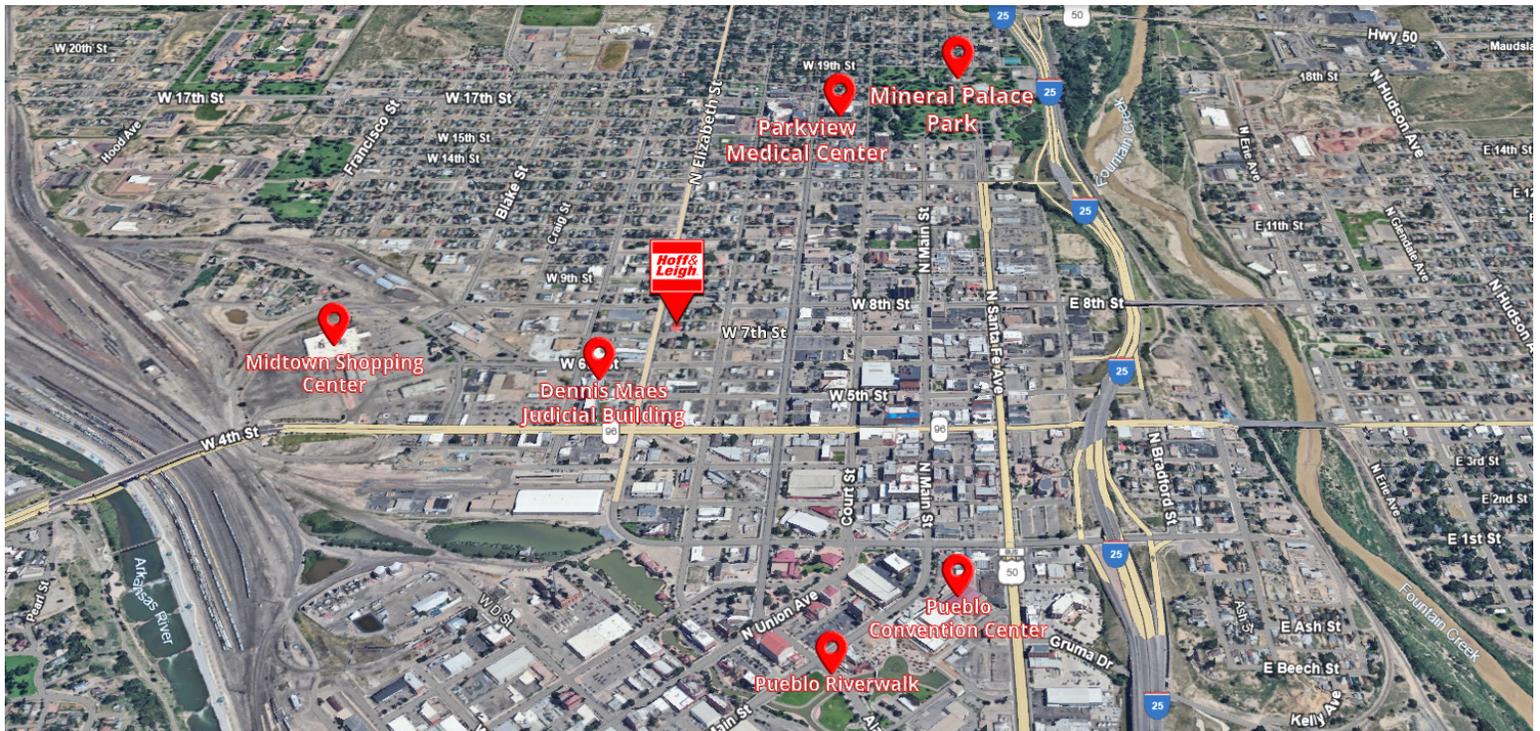
Rev: February 18, 2026





Commercial/Residential Property for Sale or Lease

525 W 7TH STREET, PUEBLO, CO 81003



Rev: February 18, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Klete Keller

C: 719.888.9211
O: 719.630.2277
Keller@HoffLeigh.com



Kenny Juarbe

C: 719.237.6065
O: 719.630.2277
Kjuarbe@HoffLeigh.com