

# Exceptional Development Opportunity



## FOR SALE

## 2000 Santa Fe Trail Trinidad, CO 81082

### PROPERTY SPECIFICATIONS

	<b>LOCATION:</b>	2000 Santa Fe Trail, Trinidad, CO 81082
	<b>TOTAL SPACE AVAILABLE:</b>	+/- 2,080 SF
	<b>NORTH BUILDING</b>	+/- 1,040 SF
	<b>SOUTH BUILDING</b>	+/- 1,040 SF
	<b>LOT SIZE:</b>	+/- 3.15 ac *100% Usuable Space
	<b>SALE PRICE:</b>	\$1,200,000
	<b>ELECTRICITY:</b>	400 amp underground feed
	<b>ZONING:</b>	Mixed Used: Retail / Office

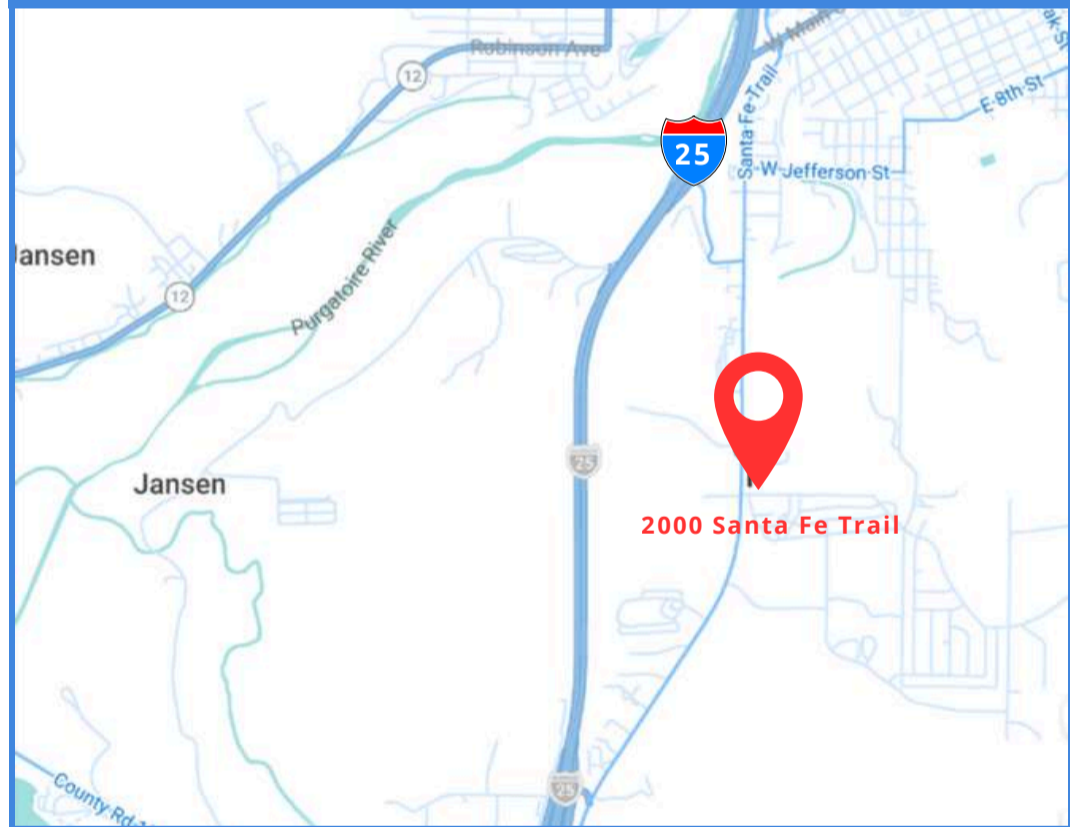
### FEATURES:

Exceptional Views, Excellent Drainage, code includes 85% buildable footprint, up to 5 floors or 50' building height. Land surveyed, pinned & platted. EPA Phase I & II complete.

### ADDITIONAL INFORMATION

Centrally located near main street, city golf course, bowling alley, restaurants and 2 Colorado State Parks. Less than one mile from I25 interstate exits 11 & 13.

### MAP



**JASON CASTRO**  
President



jason@peakcp.net  
719.227.9987



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907

719.227.9987

www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

# FOR SALE

2000 Santa Fe Trail  
Trinidad, CO 81082

## PROPERTY DESCRIPTION & PHOTOS

2000 Santa Fe Trail: All that certain piece of land located in the Southwest Corner (SW1/4) of The South East Quarter (SE1/4) of Section Twenty-Four (24) Township Thirty-Three (33) South, Range Sixty Four (64) West of the 6th P.M., County of Las Animas, State of Colorado, and more particularly described as follows To-Wit: Beginning at the South Quarter (¼) Corner of Section 24, which is an Iron Pin driven in the ground; thence N86-26-30" East a distance of 355.25 Feet to a point, said point being the Southwest Corner of said tract of land; Thence S89- 44'30" East and running along the North boundary line of Saddle Road a distance of 215.0 Feet to a point, Thence North 0-41'30" East a distance of 277.35 Feet to a point; Thence 89-43'30" West a distance of 215.0 Feet to a point, said point located on the East Right of Way of Old U.S. Highway 85 and 87; Thence South 0-42'30" West along the East Right of Way Line of Old U.S. Highway 85 and 87 a distance of 277.2 Feet to a point, said point being the Southwest Corner of said Tract of Land - Commonly known as: 2000 Santa Fe Trail, Trinidad, Colorado 81082.

1986 Santa Fe Trail: That part of the SW1/4SW1/4SE1/4 of Section 24, Township 33 South of Range 64 West of the Sixth Principle Meridian, Las Animas County, Colorado, more fully described as follows: Beginning at a point which is 300 Feet North and 395.3 Feet East of the Southwest corner of the SW1/4 SE1/4, Section 24, Township 33 South, Range 64 West of the Sixth Principle Meridian; Thence North 300 Feet following the East Boundary line of Old U.S. Highway 85-87 to a point; Thence East 260 Feet more or less to a point on the East Boundary line of the SW1/4 4SW1/4 SE1/4 Section 24, Township 33 South, Range 64 West; Thence South following said East Boundary Line, a distance of 300 Feet to a point; Thence West 260 Feet more or less to the Point of Beginning. Previously known as 1900 Santa Fe Trail, Trinidad, Colorado 81082 - now known by U.S. Postal Address: 1986 Santa Fe Trail, Trinidad, Colorado 81082.

VISIT THE WEBSITE:

<https://www.2000sft.com/>



East view from Santa Fe Trail and Fisher's Peak State Park



North building and canopy



South building

The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907

719.227.9987

[www.peakcp.net](http://www.peakcp.net)

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.