

401-411

MAIN STREET
PUEBLO, CO 81003

\$1,895,000
SALE PRICE
REDUCED!

THE COLORADO
BUILDING



**INVESTMENT OPPORTUNITY IN
OPPORTUNITY ZONE**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Reduced Sale Price:	\$1,895,000
Price Per Sq. Ft.:	\$19.58/SF
Building SF:	96,782 SF
Office/Retail SF	68,200 SF
Theater SF:	28,582 SF
Stories:	Four (4)
Elevator:	Two (2)
Year Built:	1925
Zoning:	B-4
Ceiling Height:	14'
Water Line:	4'
Electrical Power:	3 Phase 3600 amps

PROPERTY OVERVIEW

The Colorado Building has over 96,782 SF of office/retail and includes a Historical Theater built in 1924. The Colorado Building is in the National Historic Register and will qualify for State and Federal Historical funds and tax credits. The Colorado Building has many possibilities for and investor from office/retail, apartments, data center in addition to educational. Main level is well suited for numerous, retail opportunity with upper floors and theater for other uses. This property is located on the 4th of Main in Downtown Pueblo.

This Property offers an investor in a 1031 Exchange the ability to "check the box" for OPPORTUNITY ZONE protections by acquiring this Property at less than land value and adding an investment into existing improvements allows the Property to qualify for the OZ while allowing a buyer flexibility in timing for a longer term future redevelopment.

PROPERTY HIGHLIGHTS

- Largest block of office space in Downtown Pueblo
- Benefit from OPPORTUNITY ZONE development
- Historical Theater Tax Credits Available - <http://county.pueblo.org/government/county/departments/edgis/opportunity-zones>
- 96,782 SF of above grade square footage

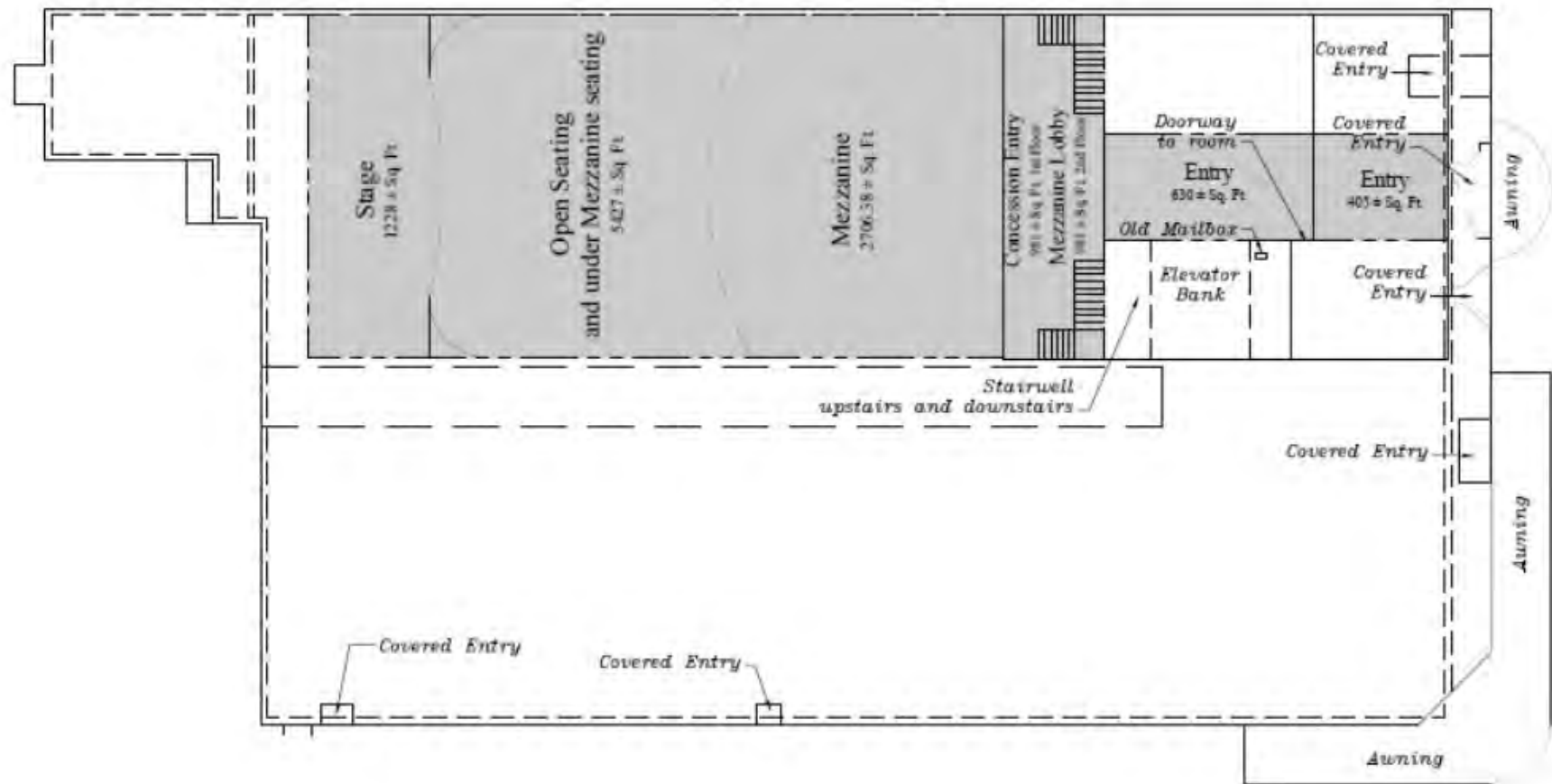


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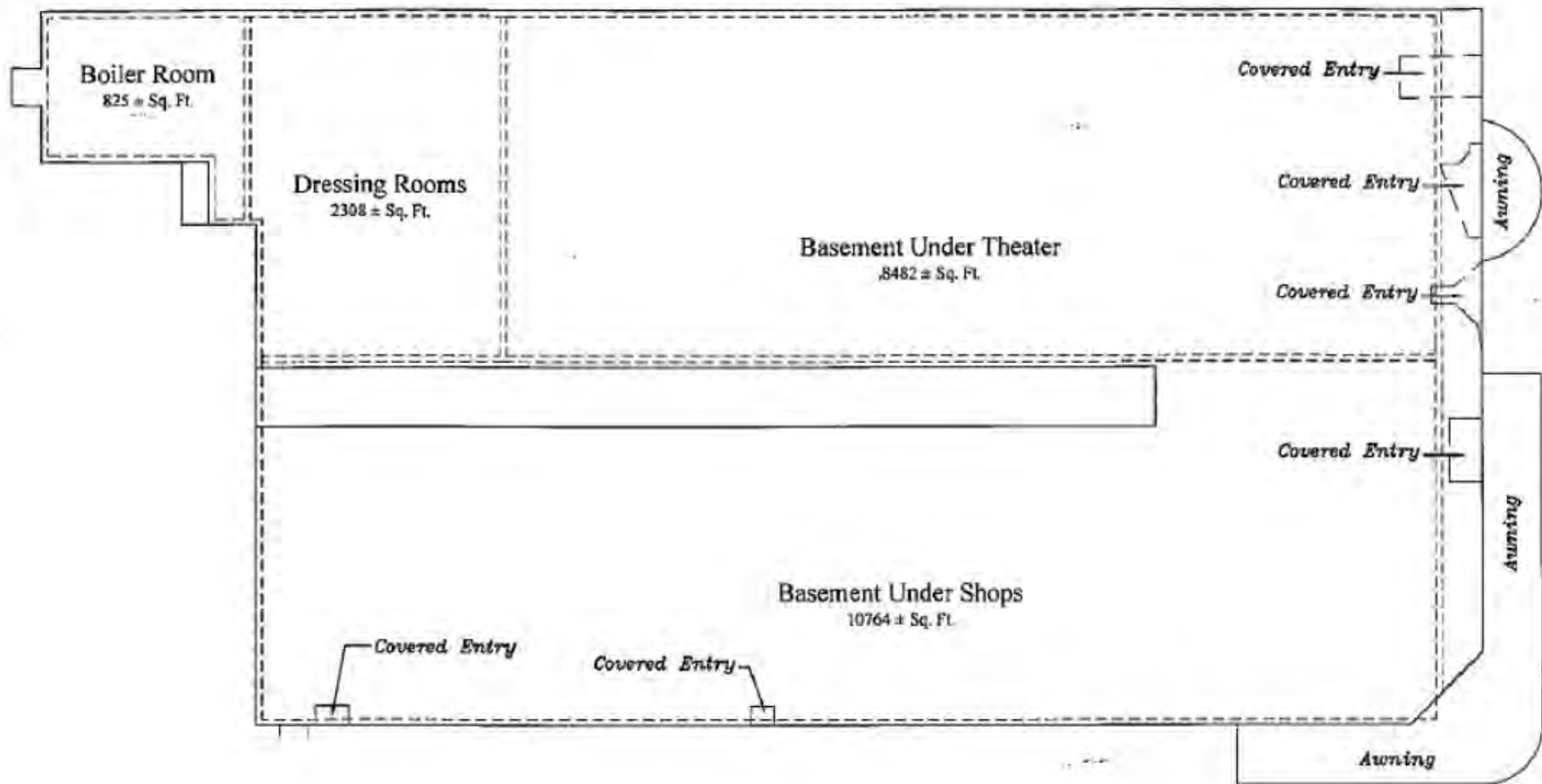
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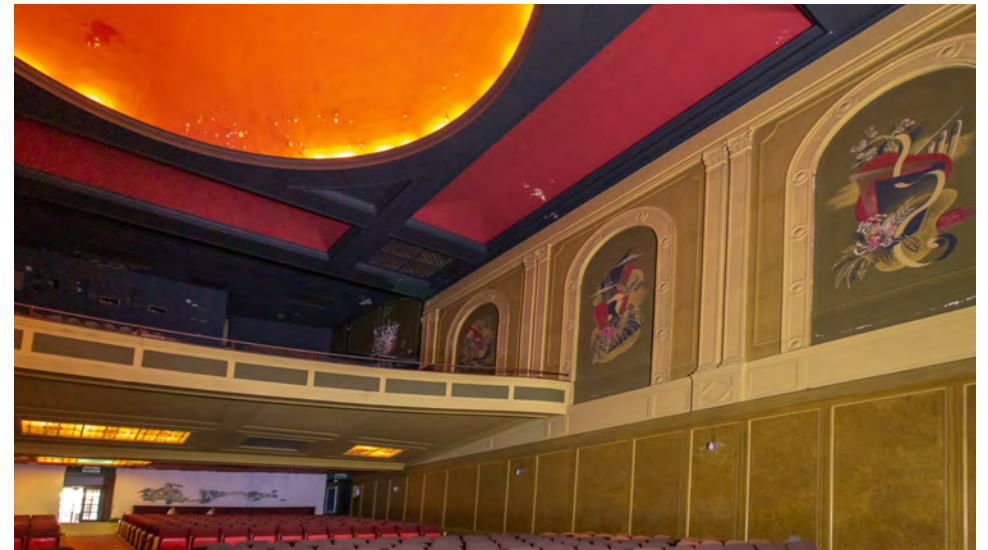
THEATER FLOOR PLAN



FLOOR PLAN - BASEMENT



THEATER PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS

