

219 W Northern Ave., Pueblo CO 81004

Commercial/Retail | 14,784 SqFt | Offered at \$174,500

From the Desk of Nico Cordova

Investment Broker, Cordova Commercial

Here's your chance to be the neighborhood hero! 219 W Northern Ave is a massive value add property with 14,787 usable square feet! The property occupies the hard corner at W Northern Ave & E Abriendo Ave -- the busiest intersection in the Minnequa neighborhood. With over 14,000 rentable square feet, the property presents endless business opportunities; You could divide the building into multiple units and rent the space out to individual tenants for multiple streams of income, build out a neighborhood grocer, set up a warehouse for pick up and delivery business.



Don't Wait -- Call Now 800-343-1636 x101
or E-mail Nico@Cordova1031.com

Property Information

Property Type:	Office
Building Description:	Multi-Level
Building SqFt:	14,784
Basement SqFt:	6,080
Lot SqFt:	8,550
Lot Dimensions:	75x114
Price per SqFt:	\$21.31
Apx Year Built:	1889
Stories:	2
Sale Includes:	Building & Land
Location	Corner
Frontage	75
Zoning	B-4



Page 1 of 2

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The property is located on a **main arterial street, West Northern Avenue**. The property sites at the northeast corner of West Northern Avenue & East Abrindo Avenue on the west side of Interstate 25.



The subject property is a **two story commercial building originally constructed in 1889**. The first floor consists of **8,488 square feet**, the **second floor consists of 6,312 square feet** and the **basement contains 6,080 square feet**. The site size of the property is **8,532 square feet**. The property is zoned **B-4 Community Business District** which allows a broad array of commercial and retail uses.



Are you ready to invest in 219 W Northern Ave?

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E-mail for more info: Nico@Cordova1031.com

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Page 2 of 2

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