

\$675,000 - 441 University Street, Trinidad

MLS® #9522001

\$675,000

Bedroom, Bathroom, 3,086 sqft
Commercial on 0.31 Acres

N/A, Trinidad, CO

Prime commercial building for sale with established tenant...perfect for investors!

Unlock the potential of this well-maintained commercial property in Trinidad, Colorado, currently leased to a reliable tenant providing physical therapy services. Situated in a highly desirable location, this property offers both immediate income and long-term investment potential.

The building features a spacious, functional layout ideal for healthcare or wellness-related businesses, with ample parking and easy access for clients. The current tenant has a proven track record, ensuring steady cash flow and minimal risk for the new owner.

Key Features: large parking lot with 14 off street parking spaces including 2 handicap, Stanley automatic front doors, handicap accessible bathroom, employee bathroom includes a shower, spacious gym area with 6 private treatment rooms, desk/office space with 6 individual work desks with built in drawers and cabinets. Other amenities include a break room with kitchenette, utility room with washer & dryer hook ups and a Rinnai tankless water heater. Whether you're looking to expand your portfolio or invest in a property with a solid income stream, this is a rare opportunity that shouldn't be missed.

Built in 2007



Essential Information

MLS® #	9522001
Price	\$675,000
Square Footage	3,086
Acres	0.31
Year Built	2007
Type	Commercial
Sub-Type	Other
Status	Active

Community Information

Address	441 University Street
Subdivision	N/A
City	Trinidad
County	Las Animas
State	CO
Zip Code	81082

Amenities

Parking Spaces	14
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Interior

# of Stories	1
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Listing Details

Listing Office	Berkshire Hathaway HomeServices Rocky Mountain
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