



**The Colorado Building—Pueblo, CO
Historical Building Ready for Re-development
Reduced for Quick Sale to \$1,175,000**

Pueblo, CO, is a culturally diverse community with an active university, a wide variety of shopping, great restaurants, a multitude of community activities, and wonderful historical sites. Among those historical sites is THE COLORADO BUILDING. This building has over 91,000 square feet and includes a historical theatre built in 1924 and host to the likes of Vaudeville players, Laurel and Hardy, Danny Kaye and many others..

The building is in the National Historic Register and can qualify for State and Federal Historical Funds and tax credits. The Colorado Building has many possibilities for renovation from low income to senior housing or assisted living in addition to Educational and/or office-retail. Located on 4th and Main with 40,000 cars daily the main level is still well suited for retail and office with the upper floors and theatre for other uses. A progressive City Staff for in-fill re-development can help make this purchase something you can look forward to.



As built floor plans available for your use. Call or email for proforma on Senior Housing, Assistant Living or Apartment Conversion. Flexible design with minimum load bearing walls to enhance renovation. Please call Joe Herbert for a tour of this great building. Environmental reports and historical documentation available upon requests. Local non-profit potential for theatre renovation if desired

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