

FOR SALE

\$550,000

6,600 SF



123 West Cedar Street Trinidad, CO 81082

For more information:

JAKE MALMAN

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JEFF GEMAN

303 669 0074

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Property Highlights

- » Centrally located in Trinidad, CO
- » Variety of acceptable uses
- » Currently a cannabis dispensary (will vacate upon sale)
- » Licenses and FF&E to be negotiated
- » Close proximity to restaurants and retailers



Property Details

Retail For Sale	\$550,000
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Building Size	6,600 SF
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Land Size	0.081 AC
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Zoning	HP-MU (Mixed Use) - Trinidad
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County	Las Animas
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Taxes	\$4,507.68 (2024)
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Sale Price: \$550,000

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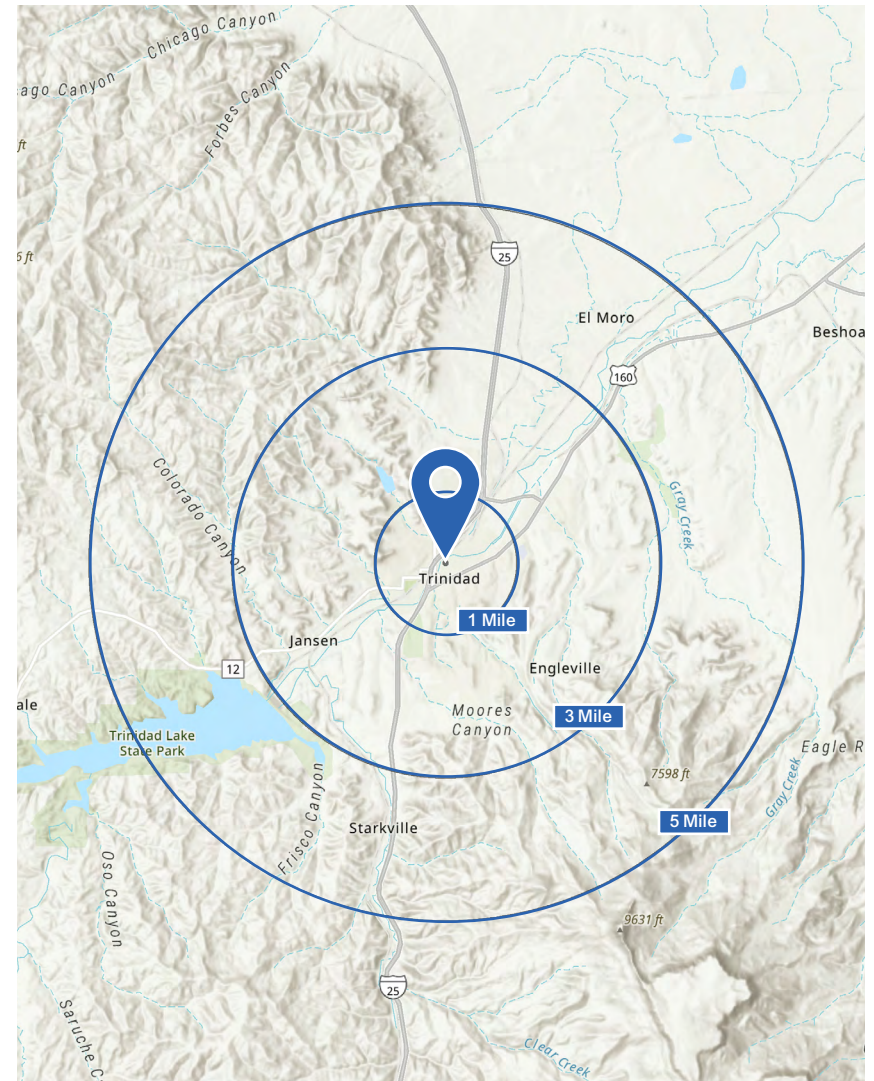
Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	6,075	9,139	9,580
Population (2025)	5,951	9,062	9,515
Annual Growth (2020-2025)	-0.11%	-0.06%	-0.04%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	2,716	4,116	4,304
Total Households (2025)	2,724	4,154	4,359
Annual Growth (2020-2025)	0.01%	0.06%	0.08%

Median Household Income	\$57,537	\$60,435	\$61,816
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	4,107	5,871	6,051



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Meet the Brokers



JAKE MALMAN
Managing Partner

Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$150M of transactions in the Colorado market.



JEFF GEMAN
Broker Associate

Jeff joined Malman Real Estate in October of 2024 focusing on the industrial, retail, office and land sectors of the commercial real estate industry. Prior to joining Malman RE, Jeff spent 11 years in the supply chain management industry, where he developed exceptional client and customer relationships that will translate well into his new role. Jeff's passion for real estate comes from a rich family history in the franchising business, where he has been instrumental in growing small brands into large scale corporations. Jeff is a proud Colorado native who holds a Business Management degree from the University of Colorado.

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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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