

# Exceptional Development Opportunity

**Sale Price**  
**\$1,200,000.**

\$8.75sqft - Zoned Community Commercial

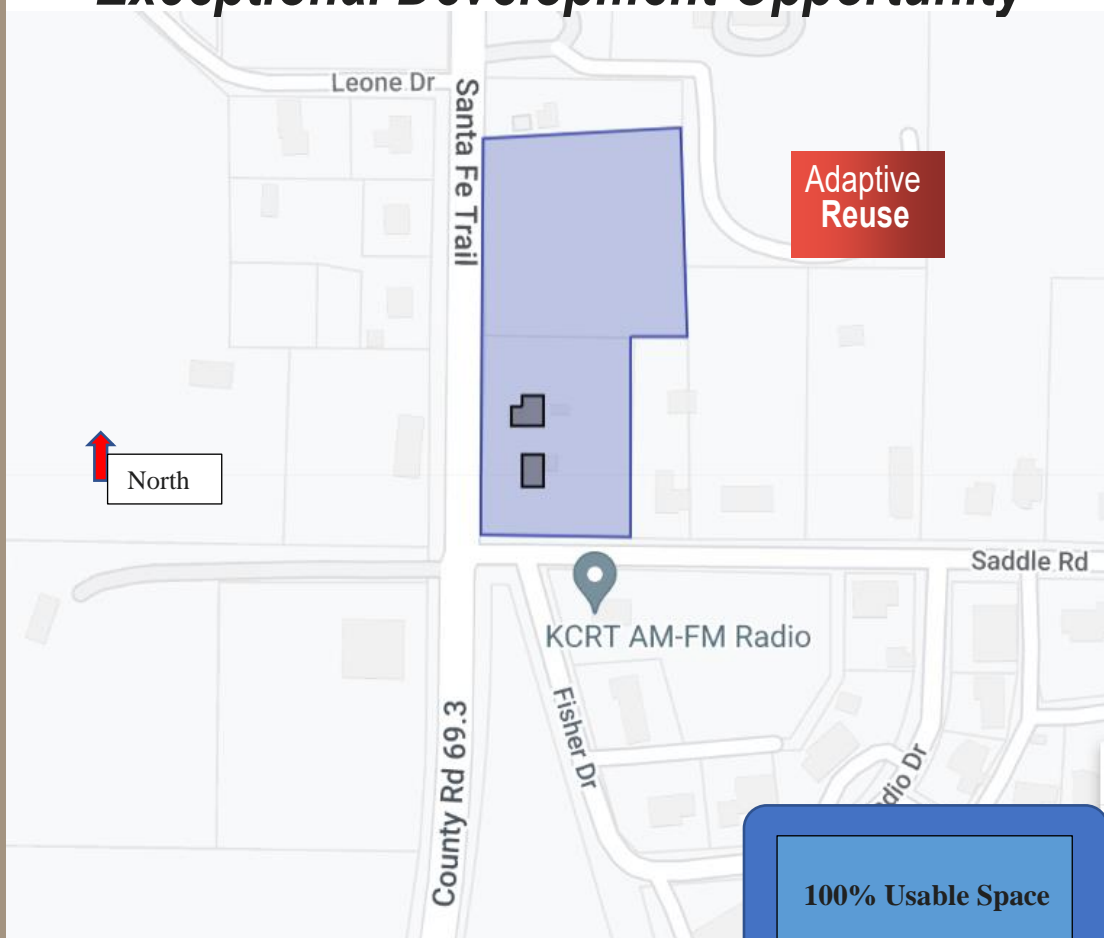
Possible Boutique Hotel,  
Mixed Use Retail – Office.

Corner lot with Views - City,  
Mountains & Two State Parks.

Includes Two Metal Bldgs  
26' x 40' each.

Municipal Utilities  
Connected - Gas, Electric,  
Water & Fiber Network.

Potential Seller Financing



**2000 Santa Fe Trail, Trinidad, Co. 81082**

[WWW.2000SFT.COM](http://WWW.2000SFT.COM)



**Features:** Exceptional Views, Excellent Drainage, code includes 85% buildable footprint, up to 5 floors or 50' building height. Land surveyed, pinned & platted. EPA Phase I & II complete.

**Additional Information:** Centrally located near main street, city golf course, bowling alley, restaurants and 2 Colorado State Parks. Less than one mile from I25 interstate exits 11 & 13.

Please text to arrange a private viewing: Scott A Zeches, MBA, PMP **970-213-1193** **Schedule your viewing today!**