

FOR SALE

400 SOUTH UNION AVE, PUEBLO



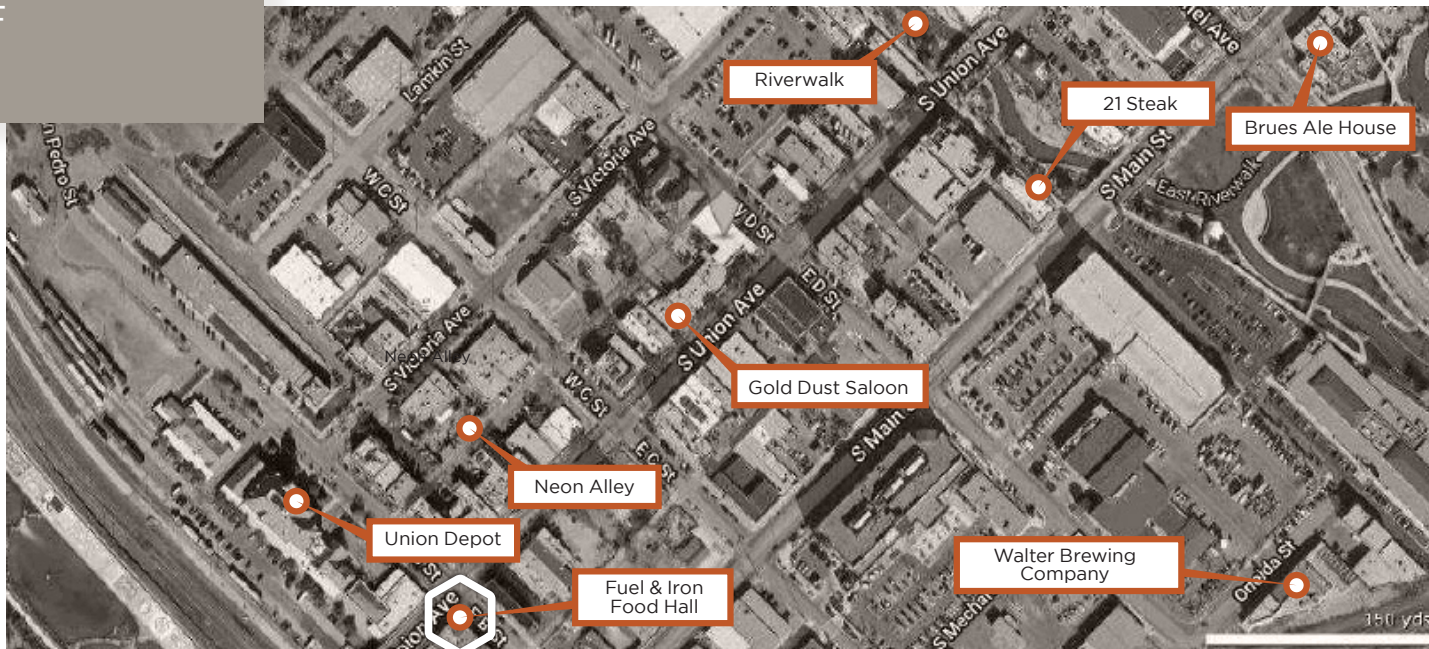
PROPERTY HIGHLIGHTS

- Beautiful Historic commercial condo in the heart of downtown Pueblo (Holmes Hardware Building)
- Ground floor restaurant space beneath 28 apartment units, adjacent to land for future multifamily development
- Get the character from a brick building built in 1915, with all new building systems
- Renovation done in 2023 included new HVAC, electrical, plumbing, fire suppression, parking, roof, etc.
- The space has five built out restaurant spaces including hoods, coffee shop space, well designed bar, and common seating (All FF&E included in sale)
- Basement with office and plenty of cold storage space
- 16 foot ceilings

SIZE: APPROXIMATELY 14,000 SF

PRICE: CONTACT BROKER

- Ideal uses include food hall, venue, restaurant, brewery, and eatertainment businesses
- 190 seats in the space plus outdoor patio with 26 seats
- Transferable liquor license
- Population of over 120,000 within 5 miles



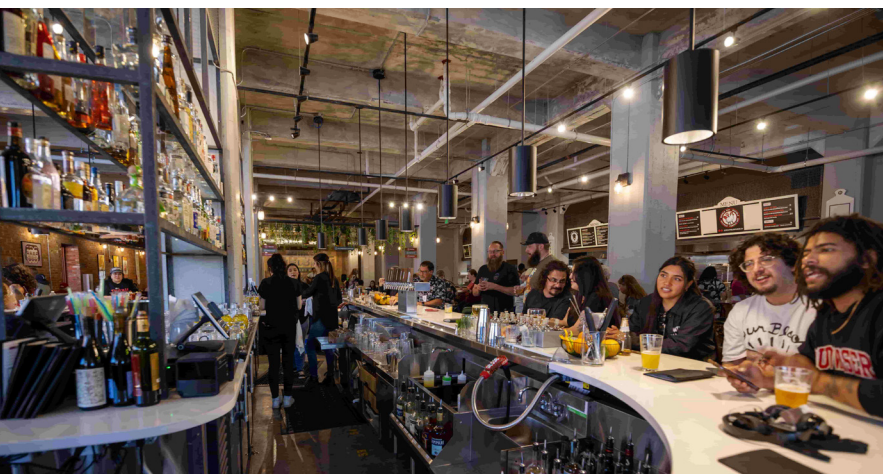
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