

# FOR SALE

## LOCATION

130 W 2nd St  
Salida, CO

## PREMIER COMMERCIAL INVESTMENT

Strong, consistent income from this fully-leased 9,601 SF free-standing commercial building is a rare opportunity in Salida's downtown historic district. Built in 1999 and situated on a 0.53-acre corner lot, this property is professionally managed and maintained, delivering approximately a 5.1% cap rate. With stable tenants across 20 units, this turnkey investment provides reliable passive income in one of Colorado's most desirable small-market hubs. Premium features include a boardroom, elevator, firesprinkler system, exposed ceilings, smart locks, and ADA access making it ideal for long-term hold investors seeking quality and consistency. Future redevelopment opportunity as well. One of only two downtown properties with parking lot.

## PROPERTY HIGHLIGHTS

- ✓ Building: 9,601 SF free-standing office/retail structure, built in 1999
- ✓ Lot Size: 0.53 acre corner lot with full irrigation and landscaping
- ✓ Utilities: Electricity and sewer connected; membrane roof and fire sprinklers
- ✓ Parking: 22 paved asphalt spaces on-site
- ✓ Amenities: Boardroom, conference facility, elevator, tenant signage
- ✓ Zoning & Location: Commercial zoning in Salida's historic district near transit and ski area access

# \$2,600,000

## CONTACT US NOW

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