Property Details

CONTROL: Exclusive VALUE: \$1,900,000

LOAN: \$950,000 EOUITY: \$950,000

TITLE: MEDICAL BUILDING PUEBLO CO

TYPE: Office Building

Vacant 5025 Sq Ft Commercial Building on 0.6 Acres set up for emergency

HAVE: medical care: generator system, operating room, etc. Current plans are to

convert to small office and co-working space. Looking for a user for the

property.

ADDRESS: 2035 S Pueblo Blvd, Pueblo, Colorado

BENEFITS TO NEW Value Add. Currently, property is vacant. New potential user in place,

OWNER: projected at a 12.00% CAP with added cash.

GROSS SCHEDULED INCOME: \$0 Actual VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0 EXPENSES: \$0 NOI: \$0 DEBT SERVICE: \$0 CASH FLOW: \$0 CAP RATE: \$0 0.00%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$950,000 \$0 0% 12/31/1969 No

BENEFITS SOUGHT: Out of title.

MOTIVATION: High.

CAN ADD: Cash. Other properties for the right deal.

This beautiful class A facility was built to suit as an emergency room and medical facility. It has all

REMARKS: the TI one would need to open the same type operation right away. It includes an external

generator/power plant, oxygen tanks, etc.

OWNER: Joe Tice

COUNSELOR: Blake Allen Phone: 719-685-0707

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