

\$1,450,000 - 2400 Lake Avenue, Pueblo

MLS® #4572215 RE COLORADO Listing Office: HomeSmart

\$1,450,000

0 Bedroom, 0.00 Bathroom, 4,648 sqft

Business Opportunity on 0 Acres

N/A, Pueblo, CO

Mobile Home Park with Apartments in the Lake Minnequa area. Both properties at 2400 and 2435 are being offered together for the above list price. The lots contain a total of 1.46 acres and 34 income spaces: *13 park-owned homes * 11 apartments * 10 rental lots for mobile homes. Estimated 6.89% Cap Rate based on the \$1.5M list price by renting 13 mobile homes at \$750-\$1,000 per month, 11 apartments renting at \$700-\$925 per month and 10 lot only spaces renting at \$475 per month with operating expenses of \$94,607 and net operating income of \$104,220. Of the 13 mobile homes, 4 are not currently rented due to needing repairs/renovation to be rented. There is also a house on the property that has potential, along with the possibility of adding a few more lots to the existing space. Located within easy access to I-25, St. Mary-Corwin Hospital, Lake Minnequa outdoor activities, Wal-Mart, restaurants, and shopping. This property is being sold in compliance with Colorado Revised Statute 38-12-217.

RE COLORADO

Listing Courtesy of HomeSmart

Essential Information

| | |
|-----------|-------------|
| MLS® # | 4572215 |
| Price | \$1,450,000 |
| Bathrooms | 0.00 |



REColorado

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|----------------|----------------------|
| Square Footage | 4,648 |
| Acres | 0.00 |
| Type | Business Opportunity |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2400 Lake Avenue |
| Subdivision | N/A |
| City | Pueblo |
| County | Pueblo |
| State | CO |
| Zip Code | 81004 |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 18th, 2025 |
| Zoning | RE-MU |

RECOLORADO®

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