

\$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.

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Listing Courtesy of HomeSmart

Essential Information

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



REColorado

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

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