

# 1228 E ROUTT AVE, PUEBLO, CO 81004

**FOR SALE - \$195,000**



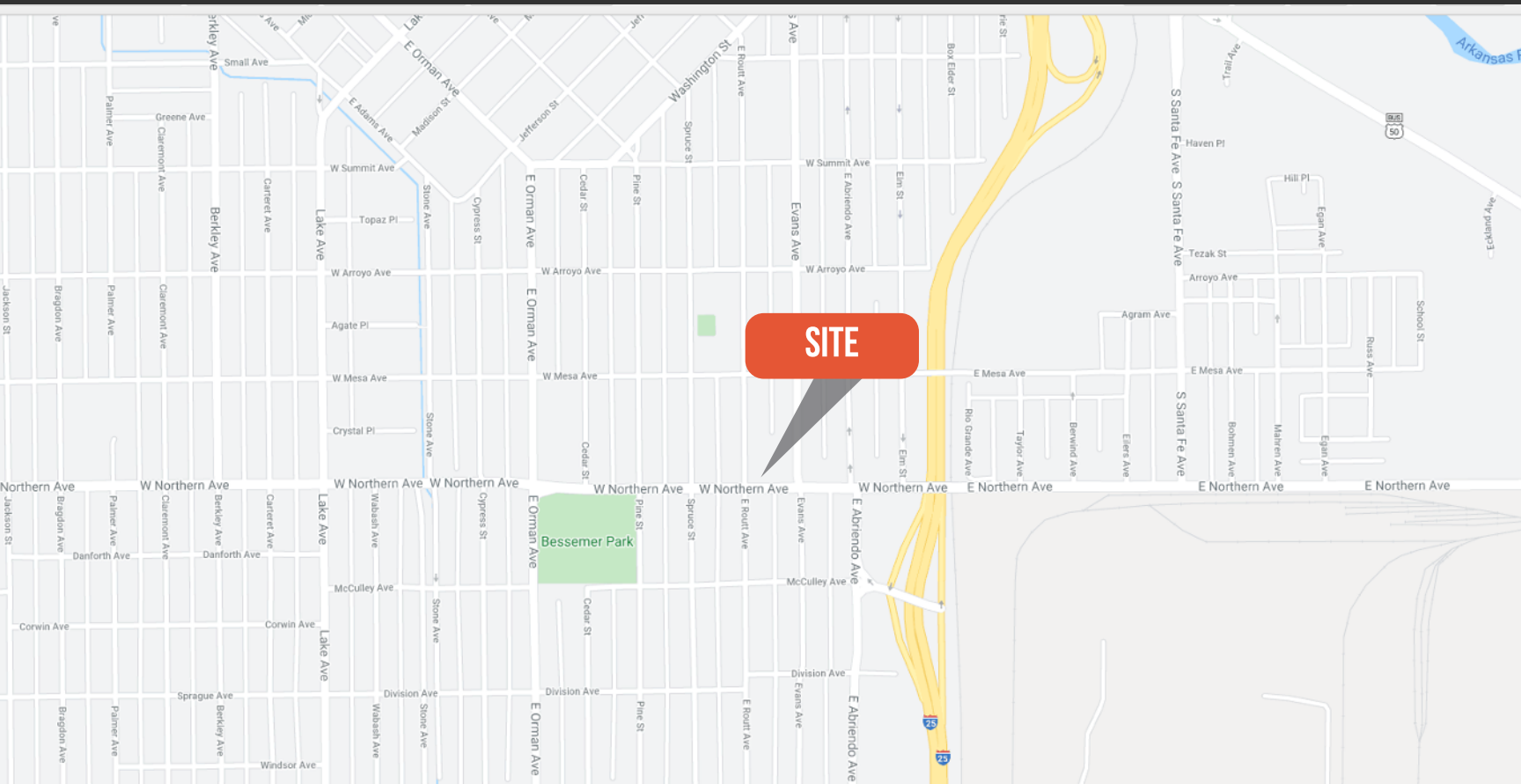
- Bank building for sale near downtown Pueblo
- Property has necessary infrastructure in place to be converted to a new bank quickly
- Large paved lot can hold many cars at once
- Multiple drive-throughs and an ATM on property
- Surrounded by mostly residences
- Easy access to I-25



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# BUILDING LOCATION



## DEMOGRAPHICS AND TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Population	12,454	65,252	114,303
Average Household Income	\$44,814	\$46,934	\$53,056
Households	5,266	26,712	46,414

Collection Street	Cross Street	Traffic Volume
N I-25	W Mesa Ave	44,073
S Sante Fe Ave	Locust St	18,583
S Sante Fe Ave	Rush St	16,685

\*SOURCE: COSTAR



# BUILDING HIGHLIGHTS



## PROPERTY DETAILS

- Building SF: 1,218 SF
- Land Size: 48,225 Sf or 1.11 acres
- Year Built: 1986
- Zoning: B-4
- Multiple signs for bank located along E Routt and W Mesa Ave
- Outside lights have been installed to keep property well lit at night



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# ADDITIONAL PHOTOS

