

FOR SALE

Prospect Plaza

416 State St, Trinidad, CO 81082 | Motel · Laundromat · Mini-Storage · Office · Apartment

\$795,000

\$45.19 / SF | 17,591 SF building



Five income streams, one roof

Motel, laundromat, storage, office space, and an apartment already generating revenue.

Corner lot on the highway

Free-standing building with highway frontage and access to I-25 within a mile.

Steps from the college

Walking distance to Trinidad State Junior College and nearby residential neighborhoods.

Property Details

Building size	17,591 SF, 2 stories
Lot size	0.641 acres (27,925 SF)
Year built	1967
Zoning	MU – Mixed Use
Parking	21 off-street spaces + on-street
Location	Corner, free-standing, Neighborhood Business District; highway frontage; I-25 ≤ 1 mile
Sale includes	Business, building & land; pole sign, fixtures/furniture
Utilities	Public water & sewer, natural gas, electric (Trinidad)
Heating / cooling / roof	Baseboard hot water / none / asphalt
2026 real estate taxes	\$5,242.32
Terms	Cash, conventional

Property Summary

A rare owner-operator opportunity in Trinidad, CO, with excellent visual exposure from I-25. The building currently operates as a full-sized coin-op laundromat, six motel rooms, 195 mini-storage units, and flexible office space, plus a 1,600 SF apartment suited to an on-site manager or added rental income. Business and fixed equipment convey with the sale — a turnkey platform with room to add services or reposition space for the surrounding student and residential population.

MLS# B242193A. Information herein deemed reliable but not guaranteed. Buyer to verify all information independently.

Income Snapshot

Mini-storage	195 units, ~98% occupied
5x10 units	~\$50/mo
10x10 units	~\$50–80/mo
Motel rooms	6 rooms, ~\$750/mo each
Apartment	1,600 SF, leased at \$900/mo
Laundromat	Coin-op, on-site

Figures approximate as of listing; buyer to verify all income, expenses, and occupancy.

Location

Trinidad sits along the I-25 corridor in southern Colorado's Las Animas County. The property occupies a highly visible corner in the city's Neighborhood Business District, within walking distance of Trinidad State Junior College and surrounded by established multi-family and residential neighborhoods.

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