



**224
Commercial**

HISTORIC RELIGIOUS FACILITY IN DOWNTOWN TRINIDAD

Owner-User · Adaptive-Reuse Opportunity · Event Center Plans Available

224 N Commercial Street, Trinidad, CO 81082



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OFFERING PRICE: \$225,000

224 N Commercial Street presents a rare opportunity to acquire a distinctive 5,334-square-foot historic property in the heart of downtown Trinidad for \$225,000. Originally constructed in 1902, the former religious facility retains exceptional architectural character, including original stained glass, oak pews, a working pipe organ, balcony seating, and a theatre-like main gathering space. The property offers significant adaptive-reuse potential for an owner-user or creative redevelopment concept. Architectural plans for an event center with restaurant are available, providing buyers with an established vision for repositioning the property as an event venue, hospitality concept, performance space, gallery, creative business, or other compatible use, subject to zoning and governmental approvals.

Located along North Commercial Street within Trinidad's historic downtown, the property also features a fenced courtyard, four off-street parking spaces, nearby municipal parking, and convenient access to the city's restaurants, cultural destinations, Amtrak station, and Interstate 25.

PROPERTY HIGHLIGHTS

Building Type | Specialty Use/ Religious Facility**Year Built | 1902****Building Size | 5,334 SF****Lot Size | 6,534 SF****Price/SF | \$42****Zoning | HP-MU Historic Mixed-Use Zoning****Above Ground: 3,000 SF Below Ground: 2,334 SF****Parking Lot | 4 Off Street Parking Spaces**

BUILDING FEATURES AND INVESTMENT HIGHLIGHTS

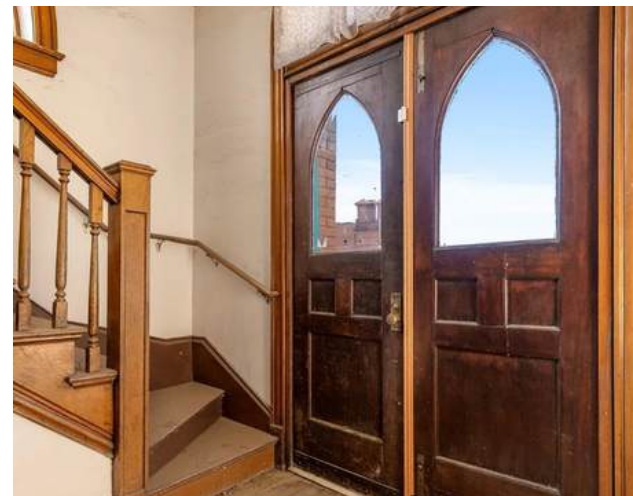
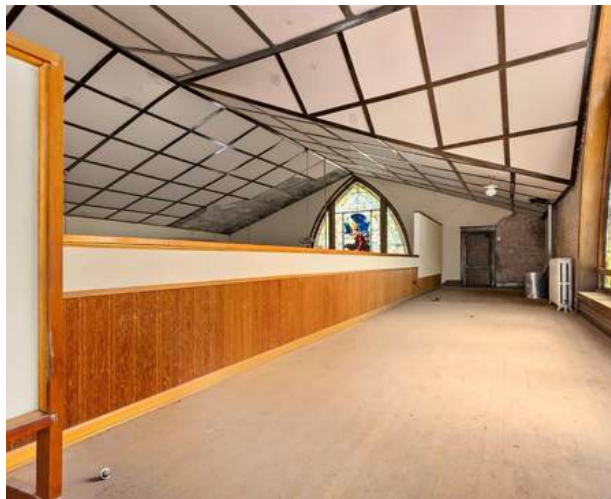


- Historic 1902 Property — Original stained glass, oak pews, and working pipe organ
- Event Center Potential — Architectural plans available for an event center with restaurant
- Highly Flexible Use — Ideal for events, restaurant, performances, gallery, creative space, or residential conversion
- Downtown Location — Situated on high-profile North Commercial Street within a National Register historic district
- Unique Character — Theatre-like main space with balcony, mezzanine, and flexible lower-level space
- Outdoor Space & Parking — Fenced courtyard, rear property for personal parking, and municipal parking nearby
- Adaptive-Reuse Opportunity — Bring new life to a distinctive piece of Trinidad history
- Rail Access: Amtrak station less than a quarter mile away



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224 N COMMERCIAL STREET, TRINIDAD, CO 81082



LOCATION: TRINIDAD - SOUTHERN COLORADO

TRINIDAD

Downtown Trinidad offers a distinctive blend of historic character, cultural heritage, and small-town community appeal in southern Colorado. Located along Interstate 25 between Denver and Santa Fe, Trinidad serves as a regional destination with a rich history tied to the Santa Fe Trail and its location at the gateway to southern Colorado.

The city's historic downtown features well-preserved architecture, locally owned businesses, restaurants, galleries, and cultural destinations that contribute to its unique sense of place. North Commercial Street, where the property is located, is part of the downtown historic district and provides a prominent setting surrounded by Trinidad's historic commercial core.

Trinidad's historic character and relatively affordable commercial environment have created opportunities for adaptive reuse, attracting interest in restaurants, event spaces, galleries, creative businesses, and other entrepreneurial concepts. The community also benefits from its proximity to outdoor recreation, scenic landscapes, and regional attractions throughout southern Colorado.

With convenient Interstate 25 access, a walkable historic downtown, and a strong connection to the region's cultural heritage, Trinidad offers a compelling setting for businesses, investors, and owner-users seeking a distinctive property in an established Colorado community.



Walk Score
78

Very Walkable
Most errands can be accomplished on foot.



Bike Score
42

Somewhat Bikeable
Minimal bike infrastructure.

DOWNTOWN TRINIDAD

Trinidad is one of southern Colorado’s most historic communities, with a rich cultural heritage shaped by its location along the historic Santa Fe Trail and its role as an early trading and transportation center. The city’s historic downtown preserves much of this character through its collection of Victorian-era architecture, locally owned businesses, galleries, restaurants, and cultural attractions.

Downtown Trinidad offers a walkable environment centered around historic commercial streets, including North Commercial Street, where historic buildings and storefronts contribute to the area’s distinctive character. The surrounding downtown district provides opportunities for dining, shopping, arts, entertainment, and community events, while the city’s historic architecture continues to attract interest in preservation and adaptive reuse.

Trinidad’s cultural identity is closely connected to its diverse history and location at the crossroads of southern Colorado and northern New Mexico. The city’s historic buildings, museums, galleries, and local businesses reflect generations of Hispanic, Native American, European, and Western influences. Nearby outdoor recreation, scenic landscapes, and the surrounding mountains further add to the area’s appeal.

With direct access to Interstate 25 and a location between Denver and Santa Fe, Trinidad provides regional connectivity while maintaining the character of a historic Colorado community. Its downtown combines architectural character, cultural heritage, walkability, and opportunities for redevelopment, making it an attractive setting for businesses, visitors, and adaptive-reuse projects.

DEMOGRAPHICS

TYPE	1 MILE
POPULATION	8,091
# OF HOUSEHOLDS	3,726
MEDIAN AGE	41.9
MEDIAN HH INCOME	\$52,273

Trinidad continues to celebrate its history and culture through community events, local festivals, arts programs, and activities throughout the year. Downtown serves as a gathering place for residents and visitors, with local businesses, galleries, restaurants, and cultural attractions contributing to an active community atmosphere.

The city is also experiencing renewed interest in downtown preservation, adaptive reuse, and small-business development. Historic buildings throughout the downtown district provide opportunities for restaurants, retail, galleries, event venues, and other creative concepts while maintaining the architectural character that defines Trinidad.

As a regional hub in southern Colorado, Trinidad combines historic charm with convenient access to Interstate 25 and nearby outdoor recreation. Its historic downtown, cultural heritage, distinctive architecture, and growing interest in redevelopment create opportunities for businesses and property owners looking to become part of an established community with a strong sense of place.



TRINIDAD AT A GLANCE

8,329
POPULATION
2020 U.S. Census

TO DENVER
3 HOURS

TO COLORADO SPRINGS
2 HOURS

TO PUEBLO
80 MIN

TO SANTA FE, NM
3 HOURS

TO RATON, NM
20 MIN

LAS ANIMAS COUNTY POP.
14,555

FISHERS PEAK STATE PARK
**19,200
ACRES**

NATIONAL REGISTER
**HISTORIC
DISTRICT**



TRINIDAD, COLORADO 2025 ECONOMIC OVERVIEW

Trinidad sits on Interstate 25 near the Colorado–New Mexico border, the first Colorado city for travelers heading north from Santa Fe and the gateway to southern Colorado. The downtown core — anchored by the Corazón de Trinidad National Register Historic District — has drawn growing interest from small businesses, artists, and adaptive-reuse investors, supported by lower acquisition costs than the Front Range and a steady flow of I-25 and outdoor-recreation traffic.

Recent public investment has strengthened the case. Fishers Peak State Park, Colorado's 42nd state park, opened in 2020 just south of town, and Trinidad Lake State Park sits minutes to the west. Trinidad was also the pilot community for Colorado's Space to Create program, which brought affordable artist live/work housing to downtown.

Trinidad, Colorado: Economic Overview



Trinidad is drawing new attention as one of southern Colorado's most promising adaptive-reuse markets. Public investment in outdoor recreation, the arts, and downtown preservation has strengthened the city's appeal to visitors, residents, and small businesses alike. The opening of Fishers Peak State Park in 2020, Trinidad's role as the pilot community for Colorado's Space to Create program, and the state-certified Corazón de Trinidad Creative District have all helped position the historic downtown for continued reinvestment. For buyers, that means an opportunity to acquire character-rich historic buildings at a fraction of Front Range prices, with potential access to federal and state historic tax credits to help offset rehabilitation costs.

Fishers Peak State Park. About 19,200 acres immediately south of Trinidad, opened in 2020 and still being built out with trails and access. It's a new regional outdoor draw that brings visitors through downtown.

Space to Create. Trinidad was the first community in Colorado's Space to Create program, which developed affordable artist live/work housing and creative space downtown.

Corazón de Trinidad Creative District. Downtown is a state-certified creative district supporting arts, events, dining, and hospitality businesses.

Historic Tax Credits. Qualifying rehabilitation projects in National Register districts may be eligible for the federal 20% Historic Rehabilitation Tax Credit as well as Colorado's state historic tax credit. Buyers should confirm eligibility with History Colorado and a tax advisor.

TRINIDAD EMPLOYERS

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TRANSPORTATION ACCESS

Trinidad offers businesses a strategic location in southern Colorado, with convenient access to Interstate 25 connecting the city to major markets throughout Colorado and New Mexico. Its location along the historic Santa Fe Trail, combined with a strong transportation network and established downtown, provides a unique setting for businesses seeking regional connectivity and a distinctive community environment.

Located between Denver and Santa Fe, Trinidad provides access to both markets while maintaining a lower-cost business environment and small-town character. The city's historic downtown, outdoor recreation, and growing interest in preservation and adaptive reuse continue to attract entrepreneurs, visitors, and businesses looking for opportunities in southern Colorado.

Major Area Employers:

- ✓ Mt. San Rafael Hospital
- ✓ Trinidad State College
- ✓ Las Animas County
- ✓ Trinidad School District
- ✓ City of Trinidad
- ✓ Spanish Peaks Regional Health Center



Trinidad's location along Interstate 25 provides convenient regional access between Colorado and New Mexico. Located along the historic Santa Fe Trail, Trinidad connects businesses and visitors to major markets including Denver, Colorado Springs, and Santa Fe, while offering direct access to southern Colorado's communities, outdoor recreation, and regional destinations. Trinidad is also served by Amtrak's Southwest Chief, with daily service between Chicago and Los Angeles. The station is less than a quarter mile from the property, giving event guests and visitors a car-free way to arrive downtown.



LOCAL DESTINATIONS

LOCAL DESTINATIONS

Straight-line distance from the property

224 N Commercial St
Subject Property · Trinidad, CO 81082

DINING & GROCERY

- 1 Bella Luna Pizzeria**
121 W Main St, Trinidad, CO 81082 · 0.11 mi
- 2 Rino's Italian**
400 E Main St, Trinidad, CO 81082 · 0.24 mi
- 3 Safeway**
457 W Main St, Trinidad, CO 81082 · 0.26 mi

LODGING

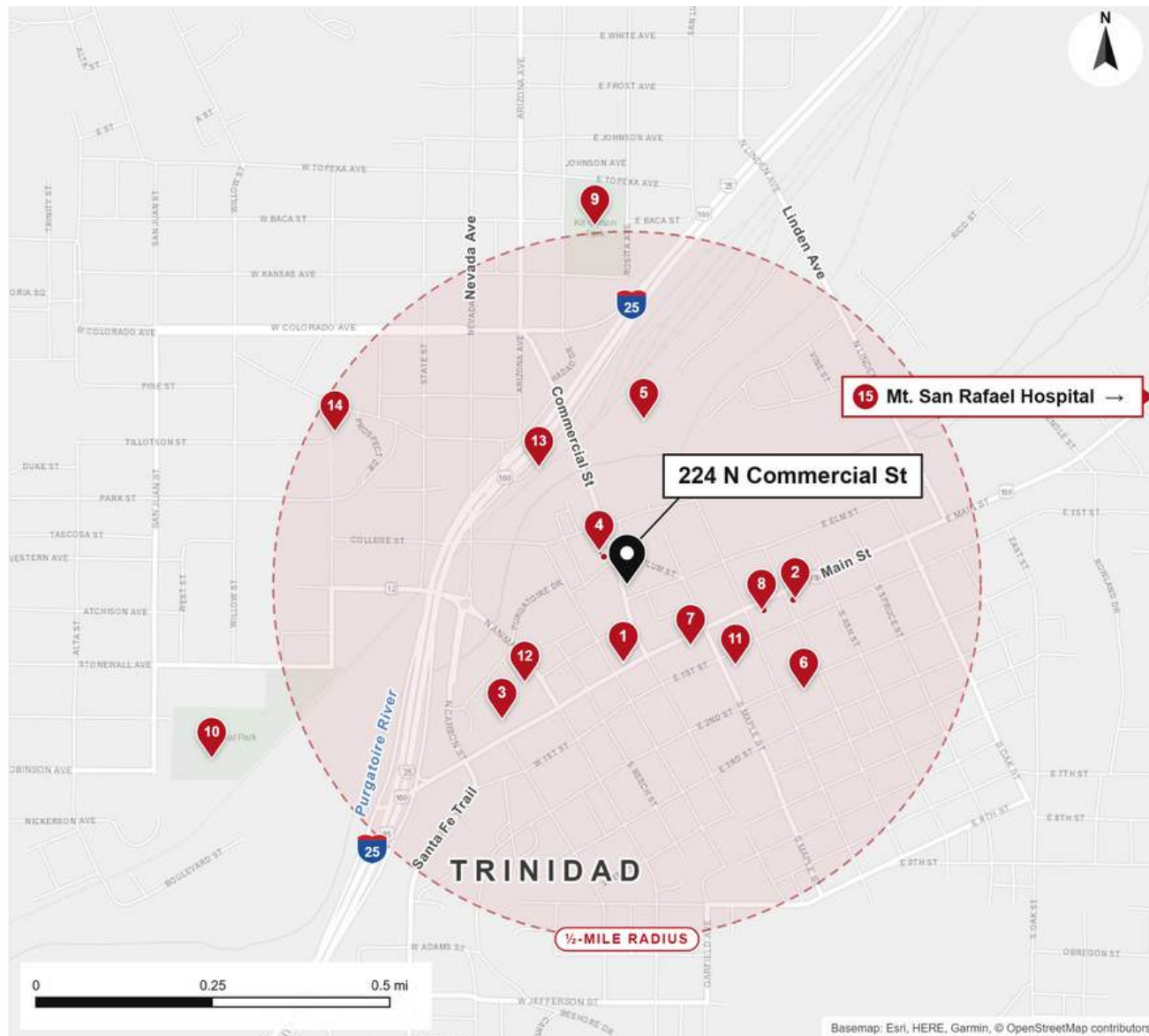
- 4 Savoy Hotel**
311 N Commercial St, Trinidad, CO 81082 · 0.05 mi
- 5 Hilton Garden Inn Trinidad Downtown**
201 Americana Rd, Trinidad, CO 81082 · 0.23 mi
- 6 Tarabino Inn**
310 E 2nd St, Trinidad, CO 81082 · 0.29 mi

ARTS, CULTURE & PARKS

- 7 A.R. Mitchell Museum of Western Art**
150 E Main St, Trinidad, CO 81082 · 0.12 mi
- 8 Trinidad History Museum**
312 E Main St, Trinidad, CO 81082 · 0.20 mi
- 9 Kit Carson Park**
Trinidad, CO · 0.51 mi
- 10 Central Park**
Trinidad, CO · 0.64 mi

CIVIC, TRANSIT, EDUCATION & HEALTHCARE

- 11 Las Animas County Courthouse**
200 E 1st St, Trinidad, CO 81082 · 0.19 mi
- 12 Trinidad City Hall**
135 N Animas St, Trinidad, CO 81082 · 0.20 mi
- 13 Trinidad Amtrak Station**
110 W Pine St, Trinidad, CO 81082 · 0.21 mi
- 14 Trinidad State College**
600 Prospect St, Trinidad, CO 81082 · 0.47 mi
- 15 Mt. San Rafael Hospital**
410 Benedicta Ave, Trinidad, CO 81082 · 1.06 mi



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