

## Full Property View

11170 & 11190 W US Highway 50, Poncha Springs, CO 81242

**\$6,500,000**

- Active

Listing



Listing ID:	<b>7927628</b>	MLS Status:	<b>Active</b>
Property Type:	<b>Commercial Sale</b>	List Price:	<b>\$6,500,000</b>
Property Subtype:	<b>Industrial</b>	Original List Price:	<b>\$6,500,000</b>
County:	<b>Chaffee</b>	Structure Type:	<b>Free Standing</b>
Year Built:	<b>1951</b>	Lease Considered:	
Lease Amount:		Listing Terms:	<b>Cash, Conventional</b>
Listing Contract Date:	<b>06/12/2025</b>	Spec. Listing Cond:	
Days in MLS:	<b>0</b>	Tax Year:	<b>2024</b>
Tax Annual Amt:	<b>\$21,000</b>	Parcel Number	<b>380509100073 PT NE4NE4 9-49-8 B415 P272 REC 306499 315734 474217</b>
Tax Legal Desc:		Along with: Parcel Number	<b>380509100068 PT NE4NE4 9-49-8 B404 P827 REC 309762 312491 315733</b>

Recent: **06/12/2025 : NEW**

### Building Information

Building Area Total (SqFt Total):	<b>46,120</b>	Building Class:	<b>Class C</b>	Stories:	<b>1</b>
Security Features:	<b>Security System</b>	Year Built Effective (Last Remodel):	<b>2016</b>		
Construction Materials:	<b>Frame, Metal Frame,</b>	Roof:	<b>Metal</b>		
Metal Siding					
Exclusions:	<b>Seller's Personal Property</b>				
PSF Total:	<b>\$141</b>				

### Site & Location Information

Lot Size:	<b>11.02 Acres / 480,031 SqFt</b>	Fencing:	
Current Use:	<b>Commercial, Live-Work/Mixed-Use/Flex, Warehouse</b>	Lot Features:	
Road Surf/Front:	<b>Paved/Public Road, Year Round</b>	Road Responsibility:	<b>Public Maintained Road</b>
Zoning:	<b>SD-1 Business Park</b>	Building (Complex) Name:	<b>A &amp; A Storage of Poncha Springs</b>
		Parcel Number:	<b>R380509100073 &amp; R380509100068</b>
Walk Score:	<b>14</b>		<a href="#">View Walk, Bike, &amp; Transit Scores</a>

### Water & Utilities

Water Included:	<b>Yes</b>	Water Source:	<b>Public, Well</b>	Sewer:	<b>Public Sewer</b>
Well Type:	<b>Commercial</b>	Well Usage:		Issued Well Permit #'s:	<b>TBD unreg</b>
Utilities:	<b>Electricity Connected</b>				

### Financials & Expenses

Cap Rate:	<b>4.90</b>	Cap Rate Calculation:	
<u>Actual</u>		<u>Projected</u>	
Gross Income:		Gross Income:	
Operating Expense:		Annual Expense:	
Annual Net Income:	<b>\$300,000</b>	Annual Net Income:	
Operating Expense Includes:			

### Unit Information

# Units Total:	<b>308</b>	# Units Vacant:		# Units Furnished:	
<u>Unit Type</u>	<u>#Units</u>	<u>Unit Area (SqFt)</u>	<u>Actual Rent</u>	<u>Total Rent</u>	<u>Unit Description</u>
					<b>20x10 - 2 overhead doors</b>
					<b>10x30</b>
					<b>10x25</b>
					<b>10x20 - 2 overhead doors (Drive Thru)</b>
					<b>10x20 - 1 overhead door</b>
					<b>10x15</b>
					<b>10x10</b>
					<b>5x10</b>
					<b>5x5</b>

### Parking

Parking Total:	<b>0</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>0</b>
<u>Parking Type</u>		<u># of Spaces</u>		<u>Parking Description</u>	
				<b>56' - 70'</b>	
				<b>51' - 55'</b>	

46' - 50'  
41' - 45'  
31' - 40'  
26' - 30'  
21' - 25'  
15' - 20'

### Public Remarks

**Investment & Expansion Opportunity – Storage Unit Facility Positioned with outstanding visibility along US Highway 50, this income-producing storage facility in Poncha Springs is a turnkey commercial investment with real potential to scale. With 308 units across 45,000 square feet of rentable storage space, plus vehicle, RV, and trailer parking, the property is already performing with a 4.9% cap rate. Sitting on 11.02 acres zoned SD-1 Business Park, the site offers ample opportunity for future expansion, live/work development, or additional commercial ventures. The facility is supported by a robust online reservation and payment platform, giving tenants 24/7 access to account management and unit availability. On-site, the security features include gated keypad entry, perimeter fencing, security cameras, and excellent lighting throughout the property. A 1,120 square foot office sits near the entrance and could easily be converted into a live/work unit or flex commercial space. The property also includes a five-year cell phone tower lease, generating additional passive income and increasing the asset's long-term value. Located just west of the newly improved signalized intersection of US Highway 50 and US 285, the property benefits from high traffic exposure and convenient ingress/egress. Highway improvements and increased traffic counts only enhance the long-term value and development potential. Highlights 308-unit self-storage facility - 45,000 SF Additional income from RV, trailer, and vehicle parking 11.02-acre parcel with 6+ac left for new buildings or expanded services 1,120 square foot office with live/work or commercial conversion potential Zoned SD-1 Business Park – flexible use and development-friendly Excellent US Highway 50 frontage with growing traffic exposure Online reservation system, 24/7 account access, and auto-pay features Performing at a 4.9% cap rate Great candidate for additional storage buildings, flex spaces, or RV park buildout**

### Confidential Information

Private Remarks: **P&Ls Available with NDA. Cell phone tower lease in place for another 5 years.**

Sale Type:	<b>Either</b>	Existing Lease Type:	
Contract Earnest Check To:	<b>Title Company</b>	Possession:	<b>Closing/DOD</b>
Contract Min Earnest:	<b>\$100,000</b>	Listing Terms:	<b>Cash, Conventional</b>
Title Company:	<b>Chaffee Title</b>	Ownership:	
Expiration Date:	<b>10/31/2025</b>		

### Showing Information

Showing Service:	<b>ShowingTime</b>		
Showing Contact Phone:	<b>800-746-9464</b>	Show Email:	No Showings Until:
Showing Considerations:	<b>Camera(s) Outside</b>		
Occupant Type:	<b>Owner</b>		

### List Agent

List Agent:	<b><u>Jeff Post</u></b>		Phone:	<b>719-539-6682</b>	
List Agent ID:	<b>55038817</b>		Mobile:	<b>719-539-6682</b>	
			Office:	<b>719-539-6682</b>	
List Office:	<b><u>Century 21 Community First</u></b>		Email:	<b><u>post@firstcolorado.com</u></b>	List Office ID: <b>R0021</b>



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