

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

LOCATION

3215 E US Highway 50
Canon City, CO



Prime NNN investment opportunity located on high-traffic US Highway 50 in Cañon City. This well-maintained commercial property currently generates \$8,334/month in rental income with no landlord-paid expenses—tenants are responsible for property taxes, insurance, and maintenance. With a cap rate of approximately 6.67%, this offering provides solid cash flow and a hassle-free ownership structure. Positioned on a major corridor with excellent visibility and access, the property is ideal for long-term income stability. Current Tenant will vacate 1/31/2026. Annual property taxes approx \$27,000. Very low maintenance.

PROPERTY HIGHLIGHTS

- ✓ 10,496 SF free-standing retail building (Currently Big 5 Sporting Goods)
- ✓ 1.31-acre lot with 44 paved parking spaces
- ✓ Triple-Net lease: tenant pays taxes, insurance, utilities, and maintenance - current lease ends 1.31.2026
- ✓ \$8,965/month rent | \$107,584 annual income | 6.7% cap rate
- ✓ Central air/heat, 12'-14' exposed ceilings, display windows, ADA accessible
- ✓ High-visibility frontage along US Highway 50 – Cañon City's main retail corridor

\$1,500,000

CONTACT US NOW

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