



*For Sale!*

**ONE**

## INTRODUCING PRIME LOCATION COMMERCIAL OFFICE/RETAIL

- Approx 24,234 SF
- Prime location
- **Ample** Parking lot use
- Next to the new library, easily accessed just off I-25.

**TOTAL PRICE: \$7,876,000**

**136-138 WILCOX PRICE: \$4,622,450**

**140 WILCOX PRICE: \$3,253,550**

Prime commercial property at 136-140 Wilcox Street in Downtown Castle Rock, CO 80104. Currently set up with multiple businesses; including a dance studio, restaurant, cross-fit gym, and a real estate office. This building has a very large parking lot which is a rare find in downtown Castle Rock. There is also a Propane shack currently operating out of it. Building 136-138 and 140 can be sold separately or together. Don't miss this opportunity to own in the heart of Castle Rock's PRIME RETAIL sector. Incredible investment opportunity with a possible redevelopment play in the future.

PROPERTY  
TYPE:  
TENANCY

**OFFICE OR  
RETAIL  
MULTIPLE**

136-138 WILCOX: 14,223  
140 WILCOX: 10,011  
TOTAL: 24,234













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