

FOR SALE

ELEPHANT ROCK

350 Highway 105
Palmer Lake, CO 80133

PRICE: \$595,000



[Overall Property Virtual Tour](#)

13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921 | o: 719.309.3900 | www.kcreadvisors.com

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PROPERTY OVERVIEW

PROPERTY SUMMARY

350 Highway 105 is a rare opportunity to own 3.755 acres in beautiful Palmer Lake. This historic property, with buildings originally built in 1967 and 1931, combine rustic charm with tremendous commercial potential. Whether you envision an event center, a corporate retreat, or a rotating local artisan gallery & restaurant, this landmark location offers unmatched versatility.

Property Highlights:

- Lot Size: 3.755 acres – a substantial parcel offering privacy, natural beauty, and development opportunities.
- Historic Character
 - Main Building: 13,701 SF including a commercial kitchen, several dormitory style/office rooms.
 - Residence: 728 SF
 - Property carries a legacy of community use, including past roles as a Salvation Army camp and church.
- Scenic Setting: Nestled in Palmer Lake, surrounded by the foothills of the Front Range, with easy access to hiking trails, open space, and the charming town center.
- Accessibility: Located directly off Highway 105, providing convenient connections to Monument, Colorado Springs, and Denver

Lifestyle & Location Benefits

- Palmer Lake is known for its small-town charm, vibrant arts community, and year-round outdoor recreation.
- Just minutes from Monument and I-25, offering quick commutes while maintaining a peaceful mountain-town atmosphere.
- The property's acreage allows for flexible use-from residential estate development to commercial or community projects.

Investment Potential

- Adaptive Reuse: With its large footprint and acreage, the site is ideal for redevelopment into a retreat, event venue, or mixed-use project.
- Legacy Property: Few parcels of this size and history remain available in Palmer Lake, making this a truly unique acquisition

350 Highway 105 is more than land - it's a canvas for visionaries. With its historic roots, expansive acreage, and prime location, this property offers endless possibilities in one of Colorado's most beloved mountain towns.

GREG KAUFMAN

Principal

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PROPERTY SPECIFICATIONS

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TOTAL NUMBER OF BUILDINGS	2
PROPERTY SIZE	3.755 AC
SALE PRICE	\$595,000
PROPERTY ADDRESS	350 Highway 105
YEAR BUILT	1967 & 1931
ZONING	PUD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 POPULATION	1,674	8,682	23,320
HOUSEHOLDS	666	3,206	8,373
AVE HH INCOME	\$134,474	\$142,359	\$155,177

COMBINED TRAFFIC COUNTS				
State Highway 105	General Palmer Dr NW	6,379	VPD	2025

*Sourced by CoStar

- Main building built in 1967 has approximately 13,701 SF including a complete commercial kitchen, sanctuary, and several dormitory style/office rooms (full utilities).
- Residence built in 1931 has approximately 728 SF and is a full living space with utilities.

[Property Virtual Tour](#)



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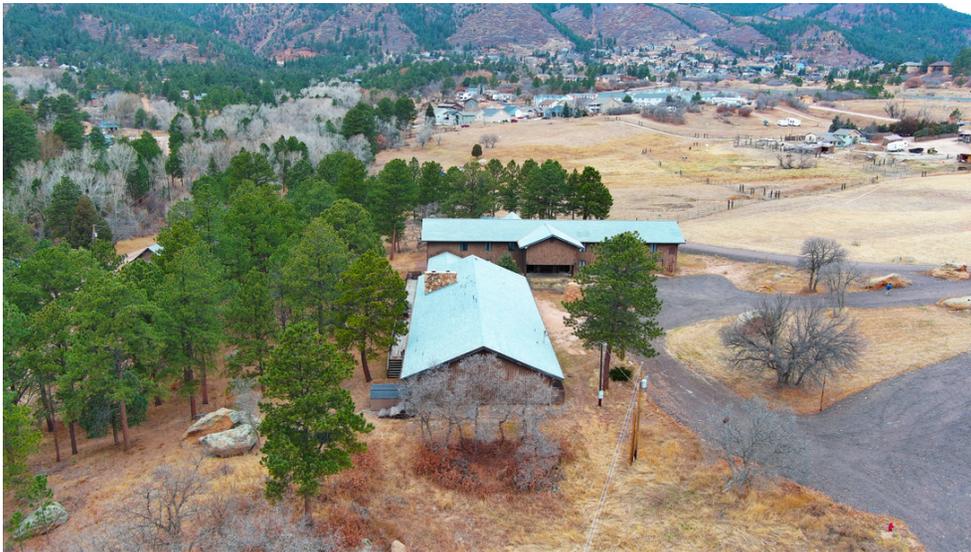
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PROPERTY PHOTOS



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AERIAL MAP



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