



NOW AVAILABLE - FOR SALE

925 LONE TREE LANE

Mead, Colorado 80648

4.27 Acres - RV Storage/Campsites

PRESENTED BY:

ABBY RENNER

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24 RV CAMPSITES

50/30 Amp Electric, Sewer & Some have Water Access too!



STORE UP TO 200 RVs

Fully Fenced Industrial Yard



2 LARGE BUILDINGS

5,200 SF - Service Building
2,560 SF - Showroom/Caretakers Quarters



PROPERTY INFORMATION

ADDRESS 925 Lone Tree Lane, Nunn CO 80648

AVAILABLE SF 7,760 SF on 4.27 Acres

PURCHASE PRICE \$950,000

TAXES 2023 - \$9,345

LEGAL DESCRIPTION Lot 6 Varras North 40 Minor

MUNICIPALITY Town of Nunn

ZONING Industrial / Mixed Use

OWNER North Forty RV LLC

UTILITIES
 Water- Town of Nunn
 Sewer- Septic + 4 Pump Tanks
 Electric-Xcel
 Gas - Propane - 2 Leased Tanks
 1000 Gallon for Canvas Shop
 500 Gallon for Office Building
 Internet-Nunn Fiber

IDEAL FOR:

- Industrial Business w/ Outdoor Storage Needs
- RV Park & Storage w/ Onsite Service Center & Showroom



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PROPERTY HIGHLIGHTS

Exceptional Commercial/Industrial Property with Outdoor Storage

Discover this 4.27-acre property, perfectly zoned for Commercial Industrial use, offering unmatched potential for business or investment opportunities. This versatile space is perfectly designed for RV storage + RV Campsites + RV Service Center.

Key Property Highlights:

RV Storage & Campsites:

- Capacity for up to 200 RVs, ideal for storage or RV park use.
- 9 RV camp spots featuring sewer dump, 50/30 amp electric, and shared water.
- 15 additional RV camp spots equipped with sewer dump and 50/30 amp electric.

Canvas Building (5,200 SF):

- Includes 4 large Conex boxes with integrated lighting/heating.
- 3-phase power and radiant floor heating (repair needed).
- 16x16 drive-in door, concrete floors, built-in airhose lines & floor drain.
- Equipped with 220v heaters and a 40,000 BTU forced air furnace.
- Tons of storage space
- Office area

Showroom/Caretaker/Office Building (2,560 SF, Built 2023):

- Features a caretaker space with a ¾ bath, kitchen, and bedroom.
- Includes an office, a 14x14 drive-in door and showroom area, and a half-bath.
- Highlights: epoxied floors, reception area, modern lighting, mini-splits + AC.



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ADDITIONAL FEATURES

- Outdoor storage-friendly zoning and infrastructure.
- 1000-gallon & 500-gallon propane tanks (leased).
- Nunn Fiber Internet, and city water, pre-wired for security cameras,
- Fully fenced property with a septic system plus 4 pumpable septic tanks for RV dumps.

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