



**PRICE REDUCED!**  
**FOR SALE/LEASE**

8455 W. Highway 24  
Cascade, CO 80809

## PROPERTY SPECIFICATIONS



### LOCATION:

**8455 W. Highway 24  
Cascade, CO 80809**



### BUILDING SF:

**+/- 3,840 SF**

### LAND:

**+/- 2.35 Acres**



### SALE PRICE:

~~**\$1,500,000**~~

### REDUCED PRICE:

**\$1,175,000**

### LEASE RATE:

**Contact Broker**



### ZONING:

**C-2**

### ZONING USES:

**Bar, Barber Shop, Hotel, Kennel, Retail Sales, Car Wash, Child Care Center, Religious Center, Store, Office, Heavy Equipment Rental, Sales, and Storage, Home Improvement Center, Liquor Store, Restaurant, and Repair Shop.**

**JASON CASTRO**

President

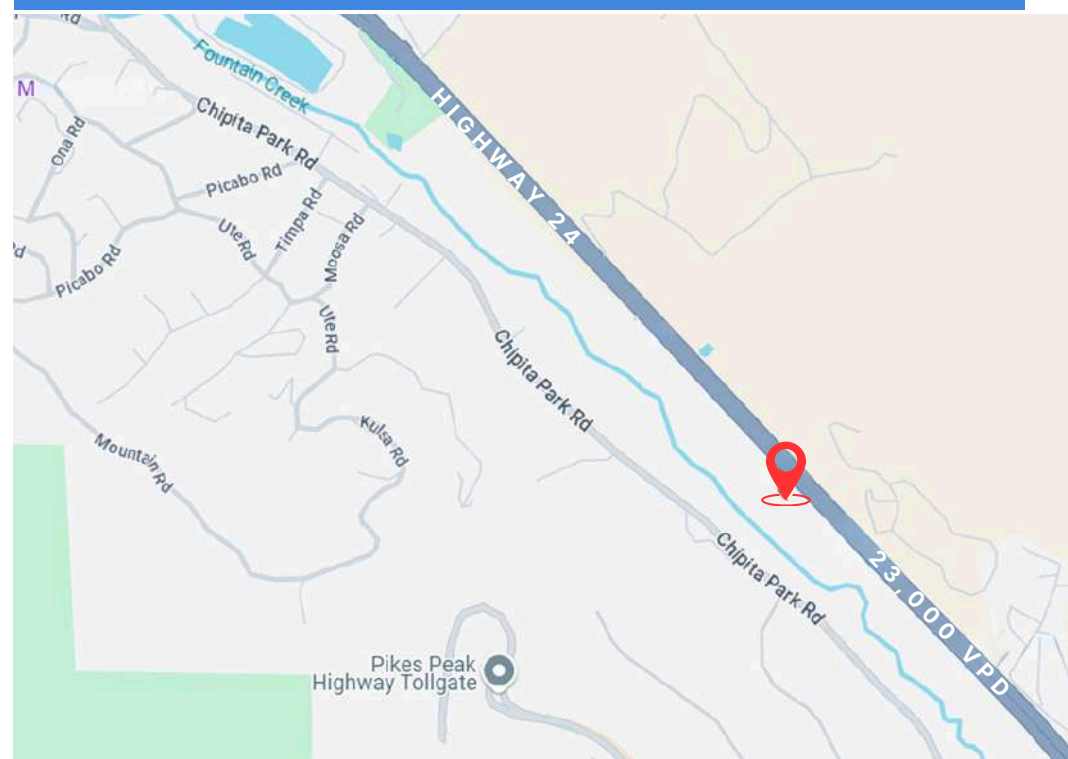
jason@peakcp.net  
719.759.9935



## ADDITIONAL INFORMATION

- Visible from Highway 24
- Highway 24 has 23,000 VPD
- Swiss Alpine-designed building built in 1956, features knotty pine interior with wainscoting and two flagstone fireplaces.

## Map



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907



719.227.9987



www.peakcp.net

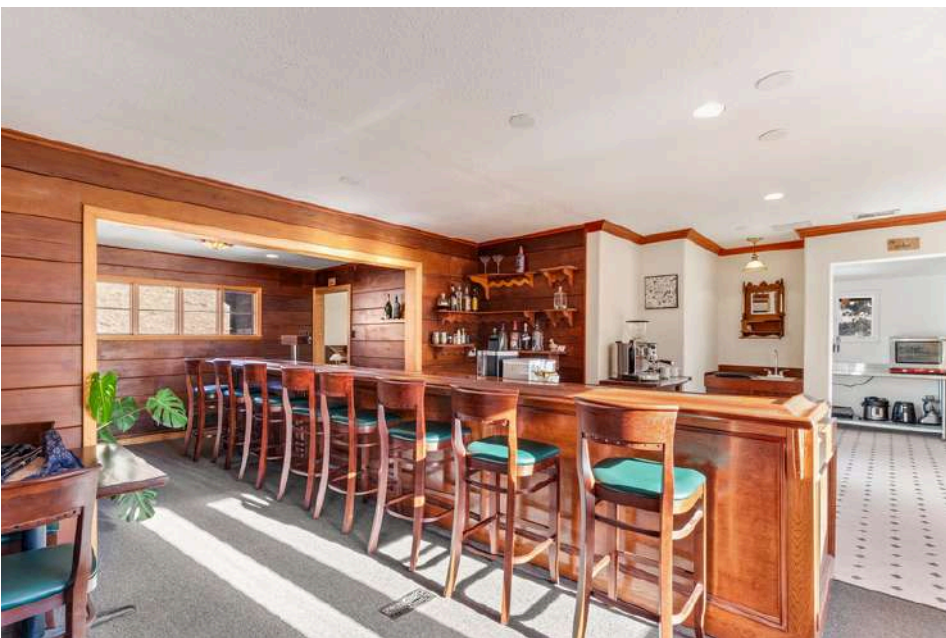
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## PICTURES



\* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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AERIAL



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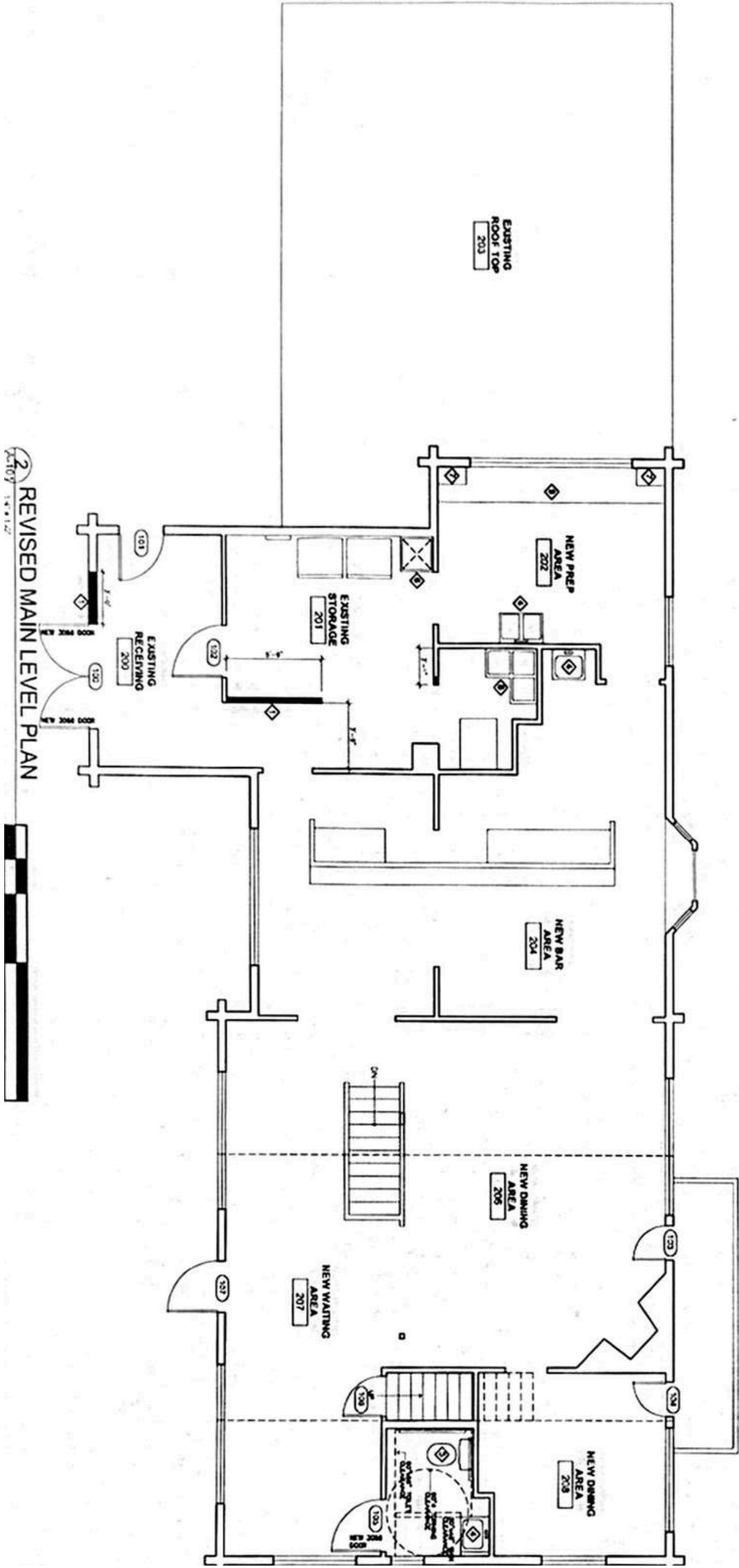
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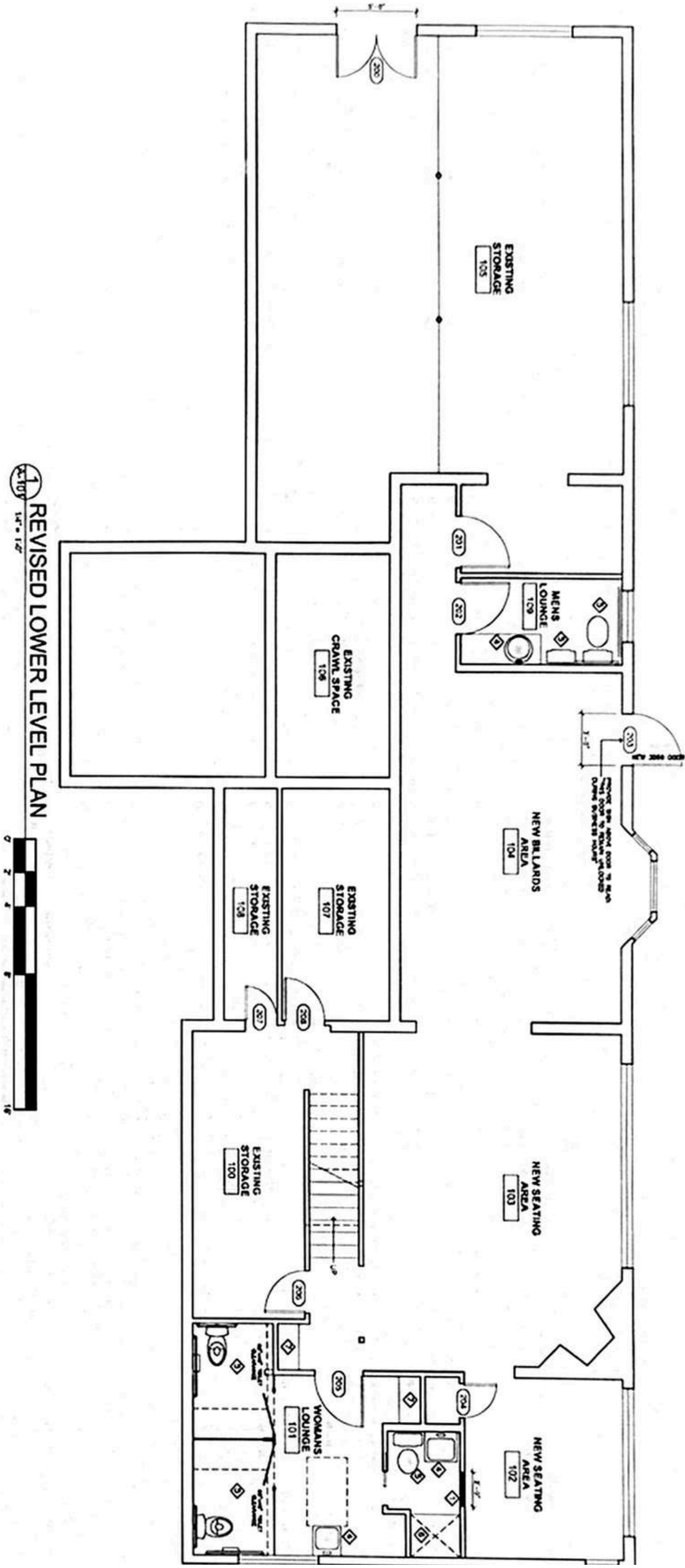
## FLOOR PLAN



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## FLOOR PLAN



1 REVISED LOWER LEVEL PLAN  
10' x 12'