

# THE MARKET

an Investment Opportunity

39 County Road 3A, Canon City, CO 81212



## ABOUT THE PROPERTY

Fantastic Investment Opportunity with its prime location on the road to the famous Royal Gorge Bridge & Park, which draws in over 300,000 visitors annually. The combination of local and tourist traffic creates a vibrant market for various businesses. The property's amenities cater to both locals and tourists, with a General Store, Liquor Store (with transferable liquor license), Bakery area, Ice Cream Parlor, and Propane refills, providing essential services and convenience for visitors and residents alike. The Open House area presents an excellent opportunity for additional rental income, accommodating various businesses such as a candle maker, jams/jellies vendor, or other artisanal ventures. The Tiny Home offers comfortable living quarters with a Kitchenette, Bathroom with shower, and a covered patio, ideal for on-site management or as a rental unit. The Old West themed Dog Park adds charm and appeal to pet owners visiting the area, enhancing the property's overall attractiveness. The open space rented as a rodeo arena provides further revenue opportunities, and the additional acreage can be utilized for various recreational activities such as campsites, RV parking, miniature golf, and more, catering to a diverse range of interests and maximizing the property's potential for growth. Overall, this property presents a unique and versatile investment opportunity with multiple revenue streams and ample potential for expansion and development.

OFFERED AT

**\$1,100,000**



CONTACT US

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