

COMMERCIAL LAND

7335 W US HIGHWAY 50 Salida, CO 81201

\$850,000



Busy Highway 50 Frontage - Salida, CO
Prime Development Opportunity
Hotel, Multi Family, Franchise or Retail





Commercial C-1 Zoning - .95 Acres

Prime development opportunity along busy US HWY 50 / Rainbow Blvd. Salida, CO. This parcel is ready for your commercial endeavor - multi family, hotel, free standing franchise location, office or retail to name a few. Lot has a commercial 3/4 water line, water /sewer taps paid and natural gas to the lot line. Seller has an engineered concept for a 21 Unit rental suite concept. Bring your commercial development opportunities to the growing community of Salida. Located near Salida hot springs pool, banks, service stations, healthcare offices, Walmart and many other amenities, this is a prime location for development. Check with the city of Salida for future development changes to the zoning which would allow for higher density building opportunities. Parcel was recently appraised at \$885,000.



Shawn Allison Broker Associate

Mobile (303) 521-5161 **Office** (719) 539-6682 100079453
shawn@firstcolorado.com
www.LiveInSalida.com



First Colorado Land Office 7385 U S 50, SALIDA, CO 81201

