

# Developed Land For Sale

25462 US HIGHWAY 160, WALSENBURG, CO 81089

PRICE REDUCED!



## Overview

This property includes 2 buildings and 2 parcels of land (2.83 acres total). The developed parcel is 0.96 acres and the raw land parcel is 1.87 acres.

2 buildings on the developed parcel: a 4,265 SF commercial building and a 2,640 SF hoop greenhouse.

4,265 SF commercial building has a new retail/flex buildout with Trane HVAC systems, generator, 2 bathrooms, 2 large retail areas, a large employee breakroom, multiple storage rooms, and was remodeled in 2020 (\$117,000 remodel) including new HVAC & electrical, a new pylon sign, paved parking lot, and interior finish.

Utilities: Electric (San Isabel Electric), Water (Cistern onsite), Sewer (City of Walsenburg).

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/25462-u-s-160/>

For more info, please text/call: Jessica Brejcha 303.870.8107 or Michael Crawford 720.683.0399.

## Highlights

- Remodeled in 2020
- Large Paved Parking Lot
- Pylon Sign (Double-Sided)
- Highway Frontage (1,000+ Ft)
- 4,265 SF Commercial Building
- 2,640 SF Hoop Greenhouse
- [Enterprise Zone Listing](#)

## Property Details

	<b>Sales Price</b> \$524,000 \$489,000		<b>Lot Size</b> 2.8 acres
	<b>Building Size</b> 2,640 - 4,265 SF		<b>Zoning</b> C1

Rev: February 4, 2025



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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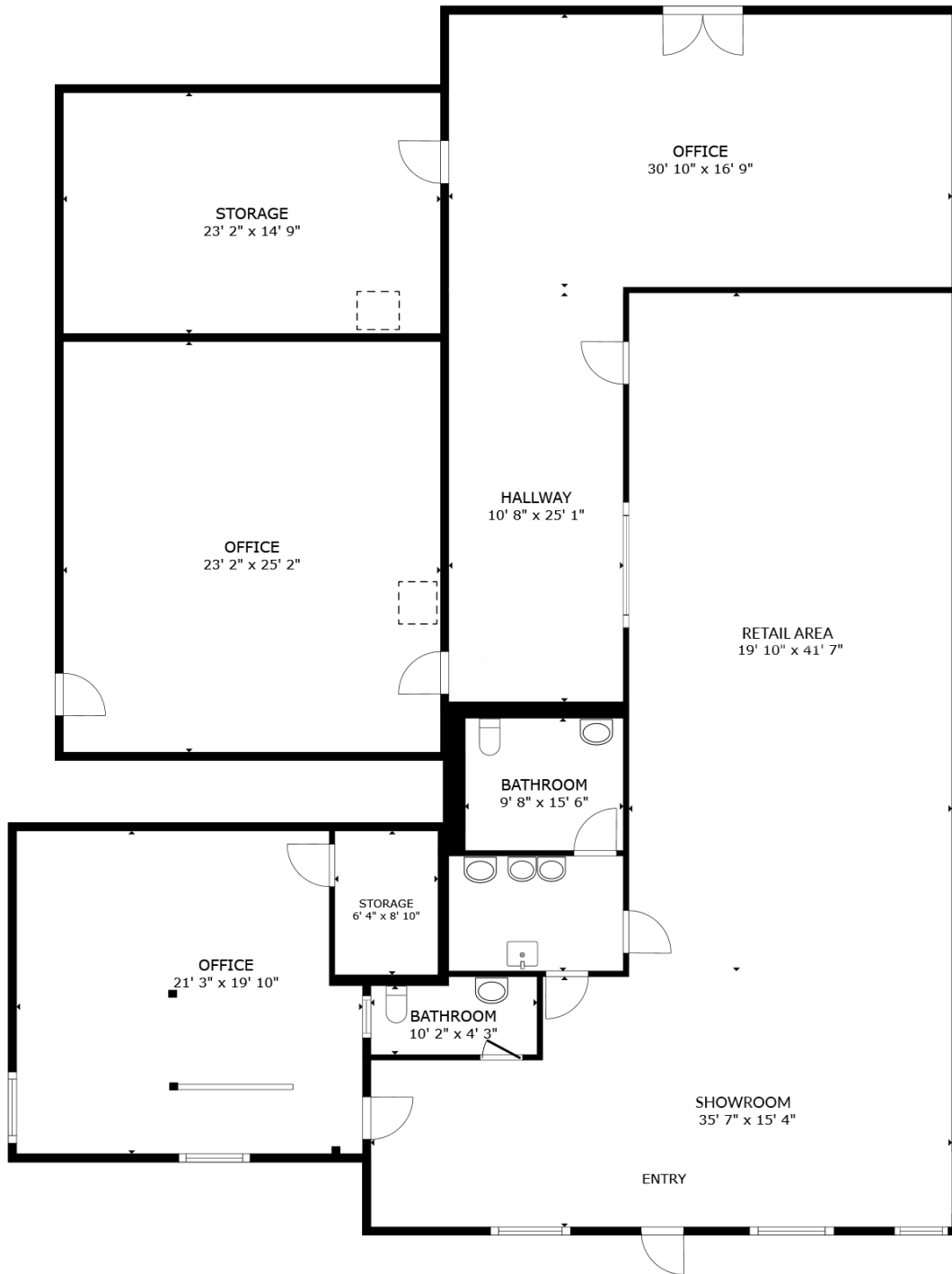
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FLOOR PLAN

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## DEMOGRAPHICS



3,437

Population



48.5

Median Age



2.3

Average Household Size



\$37,051

Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Co Rd 340	108	0.1
Co Rd 340	8,400	0.1
S Albert Ave	8,517	0.1
Olive	9,600	0.4
Ysidrio Ave	8,800	0.5

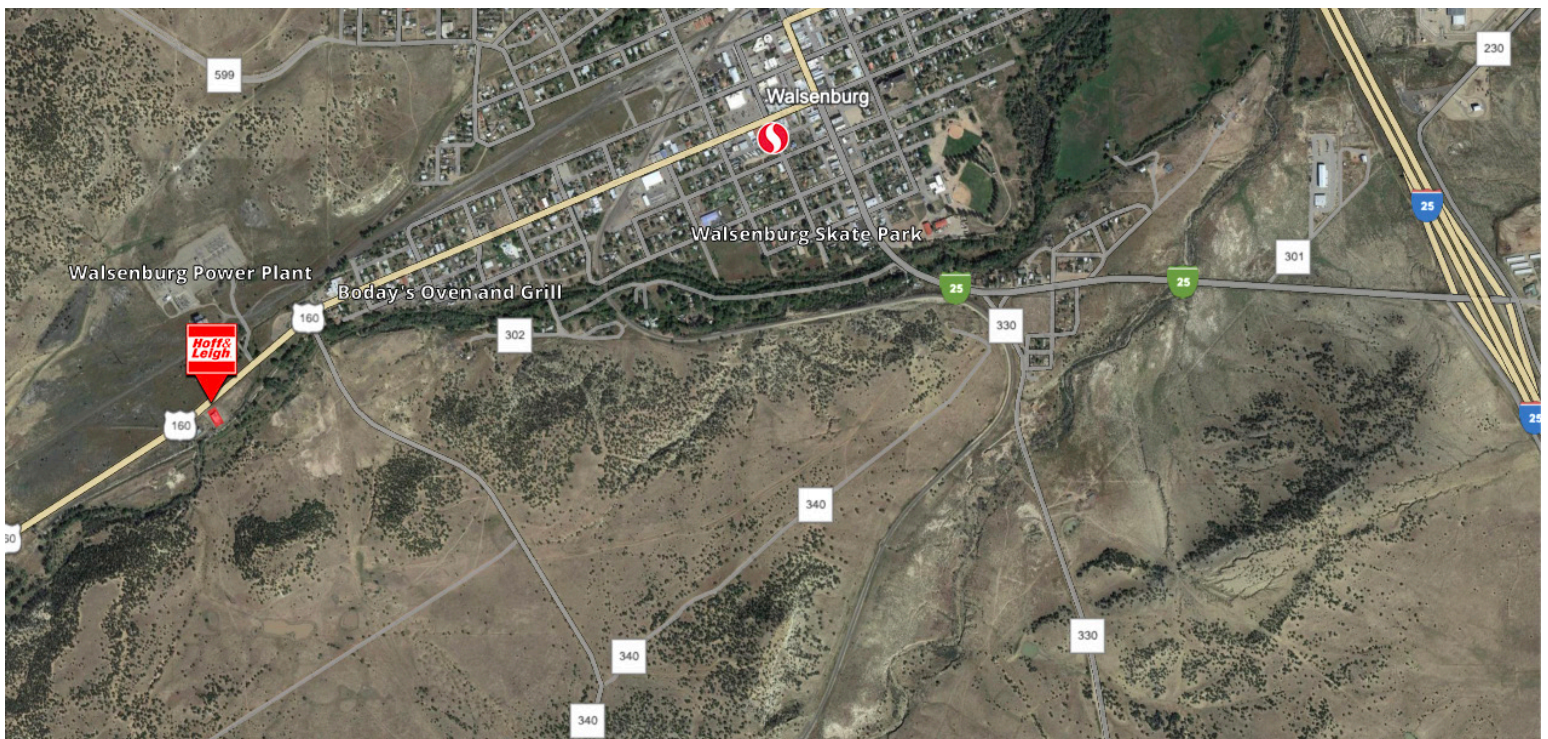


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