



**FOR SALE/LEASE**

8455 W. Highway 24  
Cascade, CO 80809

**PROPERTY SPECIFICATIONS**

**ADDITIONAL INFORMATION**

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

**BUILDING SF:** +/- 3,840 SF  
**LAND:** +/- 2.35 Acres

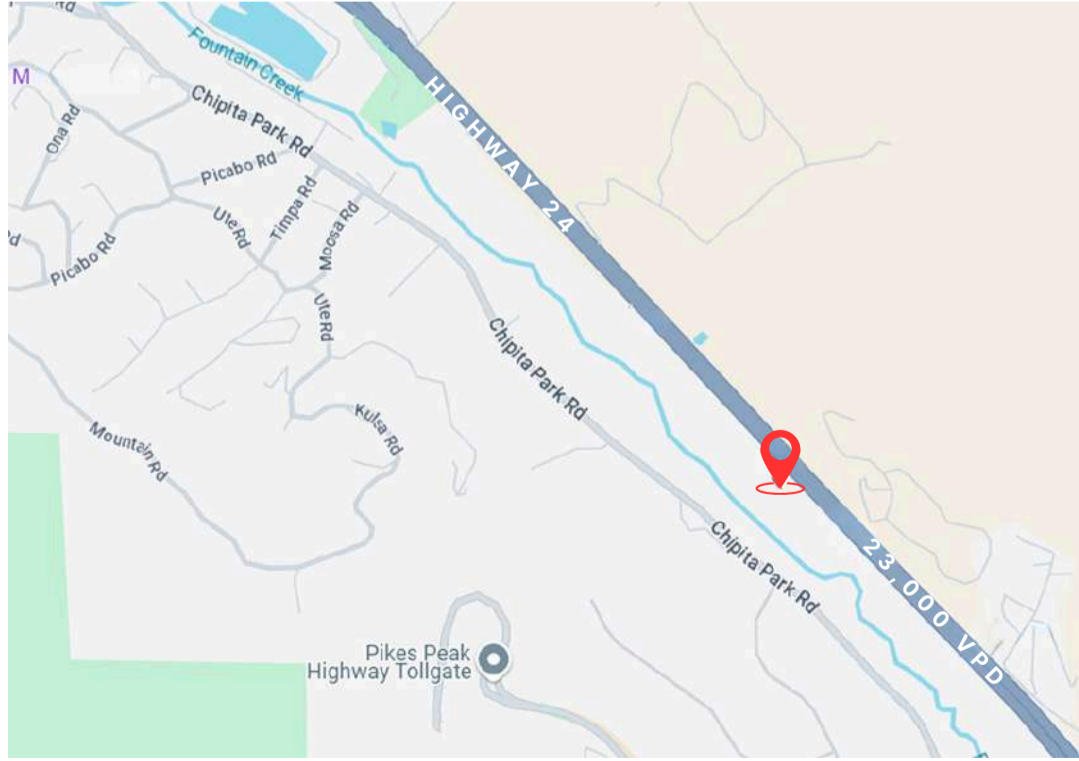
**SALE PRICE:** \$1,500,000  
**LEASE RATE:** Contact Brocker

**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.

- 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**



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

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Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. Price, terms, and information are subject to change without notice.

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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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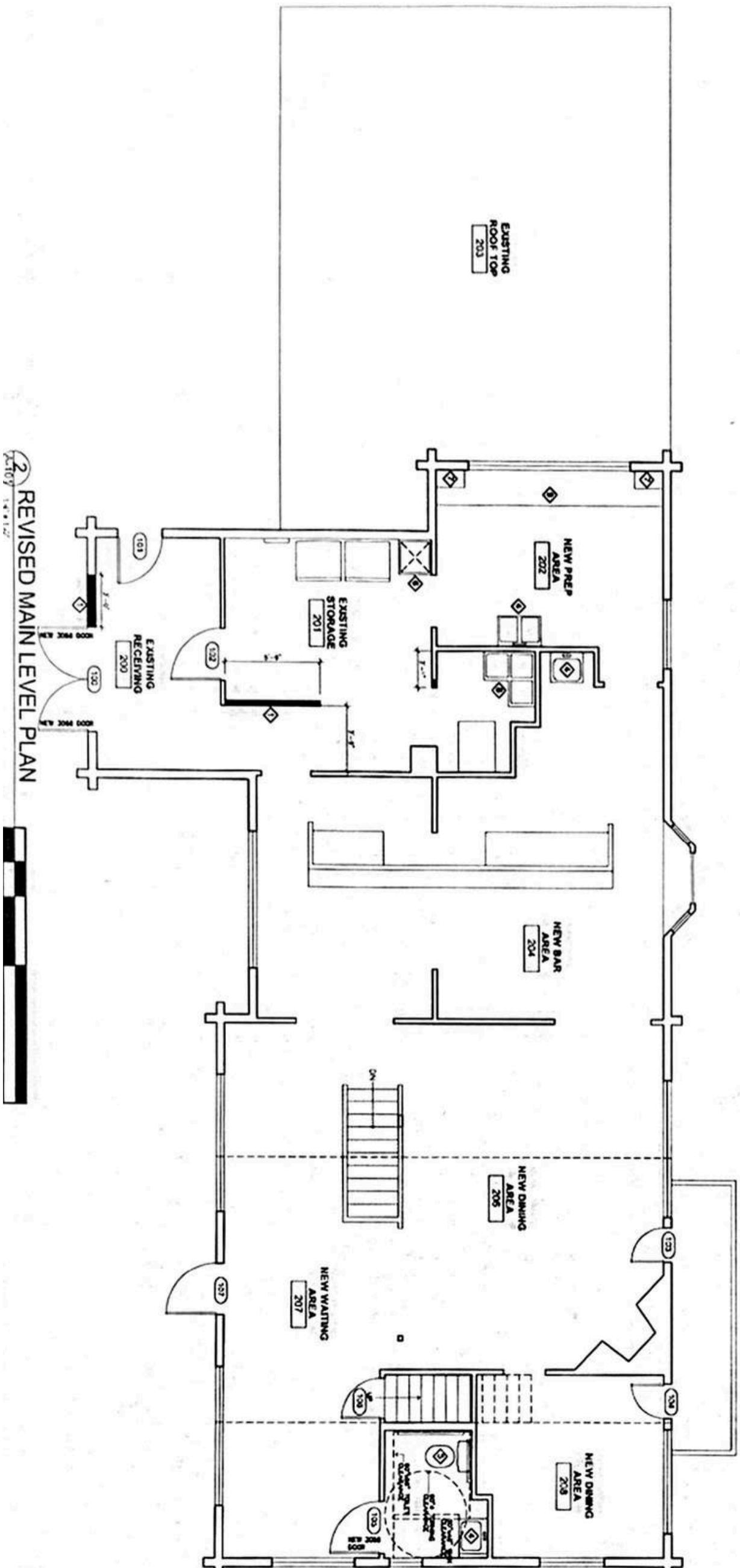
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## FLOOR PLAN



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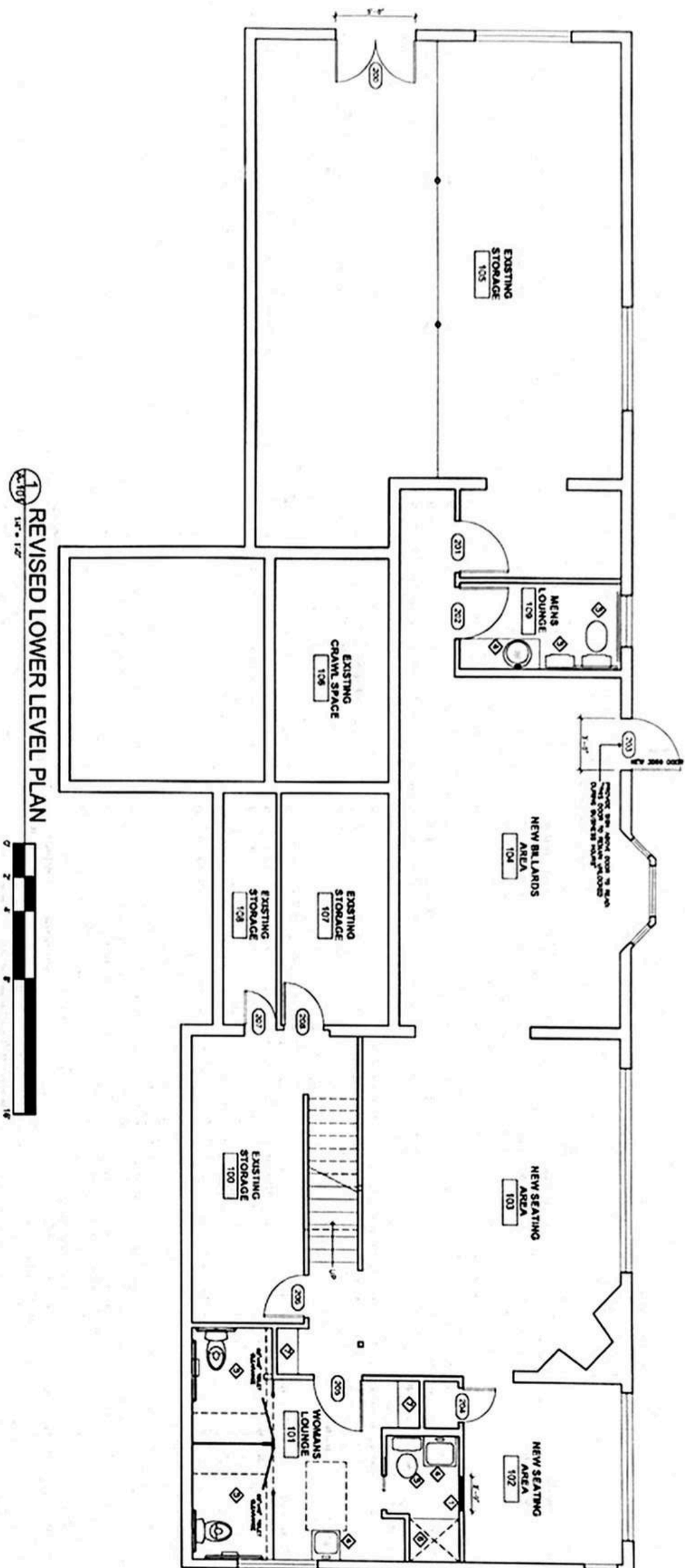
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## FLOOR PLAN



1 REVISED LOWER LEVEL PLAN  
1/4" = 1'-0"



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