

FOR SALE IN CAÑON CITY | \$1,200,000

NEC Corner of Dozier and Van Loo Road



4251 Kipling Street, Suite 150, Wheat Ridge, CO 80033
www.ModernRECommercial.com

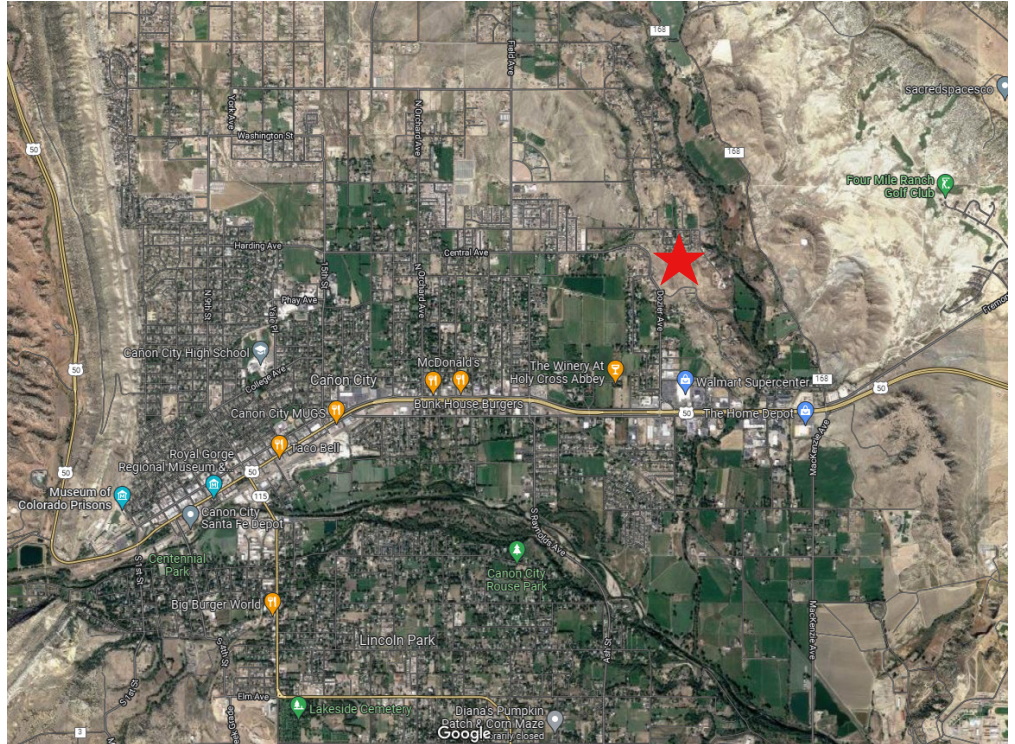
For more information,
please contact:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



LAND INFORMATION

Asking Price | \$2,000,000
Parcel Size | 27.93 Acres (\$1.64/sf) (\$71,607/acre)
City | Canon City
County | Fremont County
Currently Zoned | LDR in Fremont County
Topography | Sloped and Flat
Access | Van Loo Road

LAND HIGHLIGHTS

- Beautiful property in serene setting with views to the West overlooking the Abbey & Mountains and 4 Mile Ranch Golf Course to the East.
- Soils report confirms the ability to utilize onsite cut and fill for balancing the property without the need to truck in or haul off dirt.
- Fremont County originally approved this site for 89 patio homes.
- Ideal property for Single Family Homes, Townhomes, Patio Homes, Multi-Family, and Independent Living/Assisted Living or combination of these.
- All Wet and Dry Utilities at or near the property.

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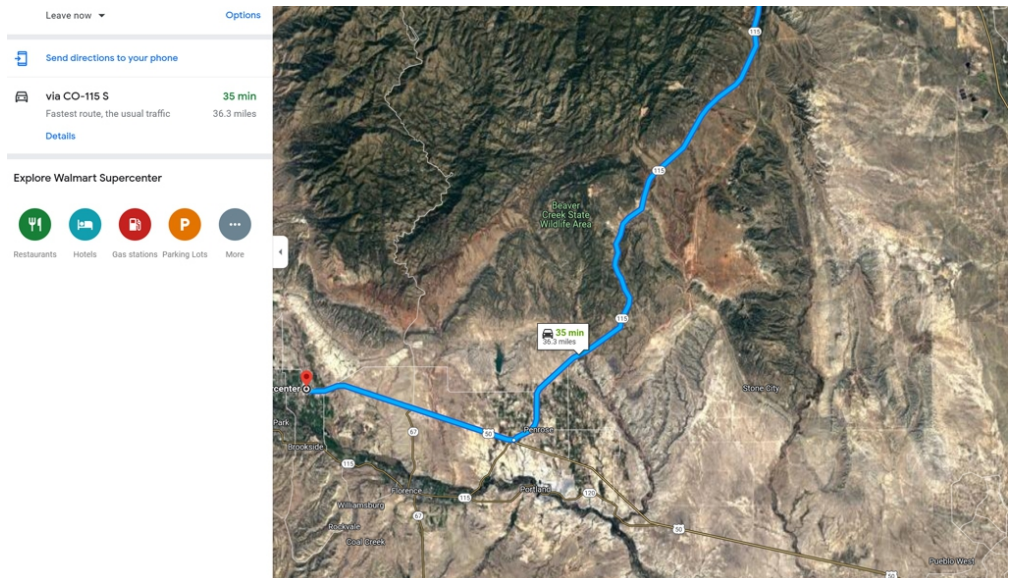
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