

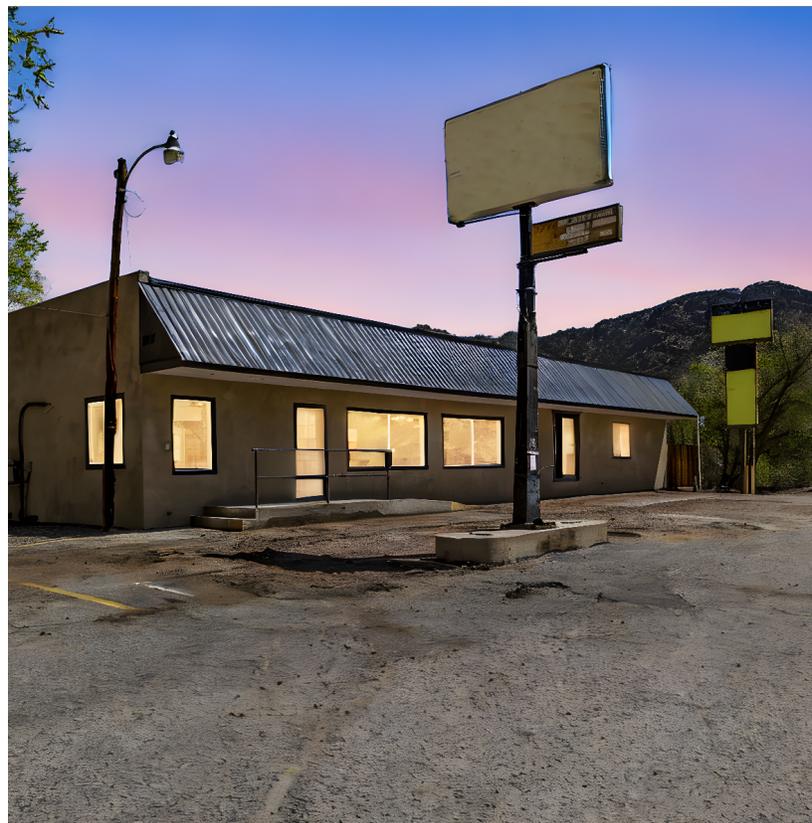
An aerial photograph of a property during sunset. In the foreground, a large, dark-colored building with a white roof and several lit windows sits on a paved lot with yellow parking lines. A river flows through the middle ground, surrounded by trees and a dirt road. In the background, rugged mountains are silhouetted against a warm, orange and pink sky. A large, semi-transparent orange circle is overlaid on the left side of the image, containing the text.

For Sale
\$949,000

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PROPERTY PHOTOS

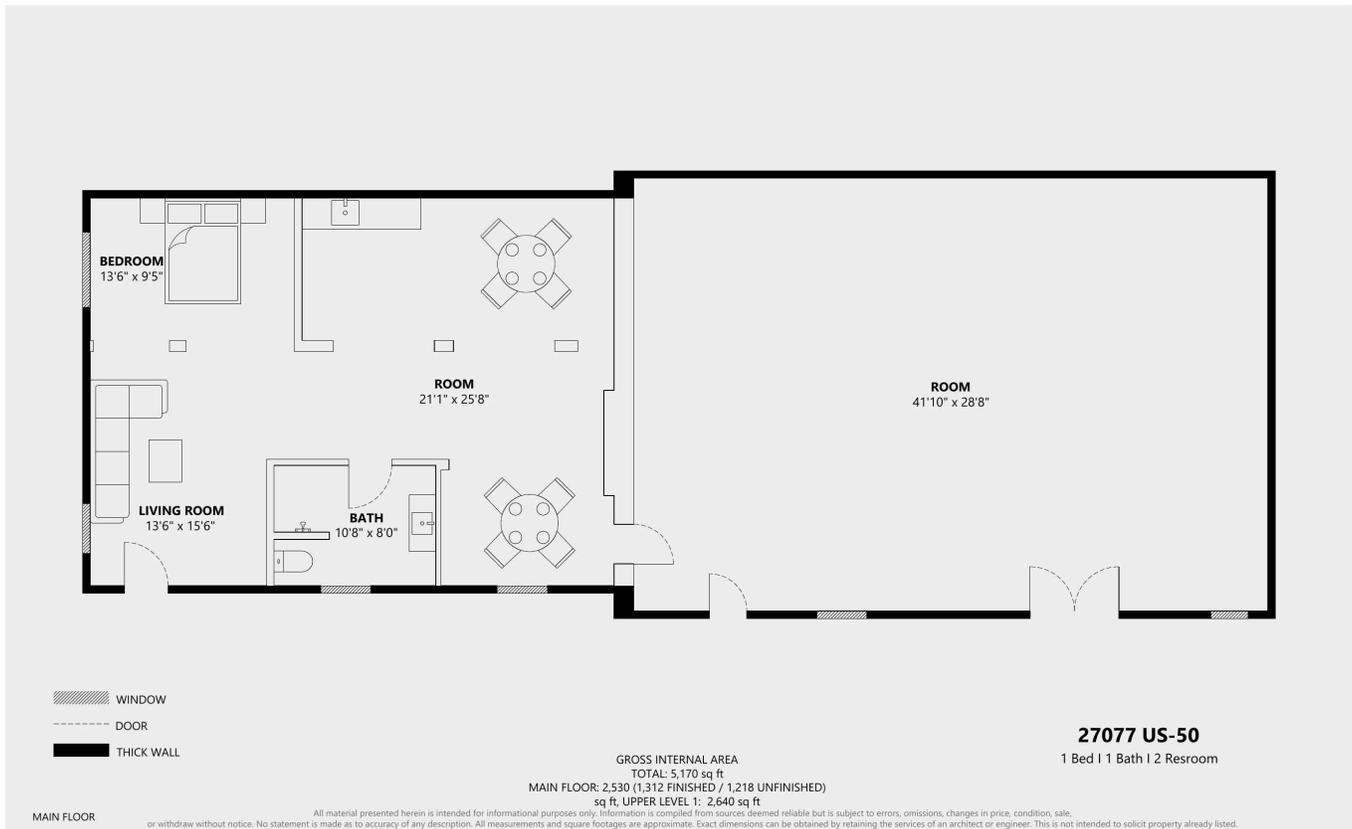
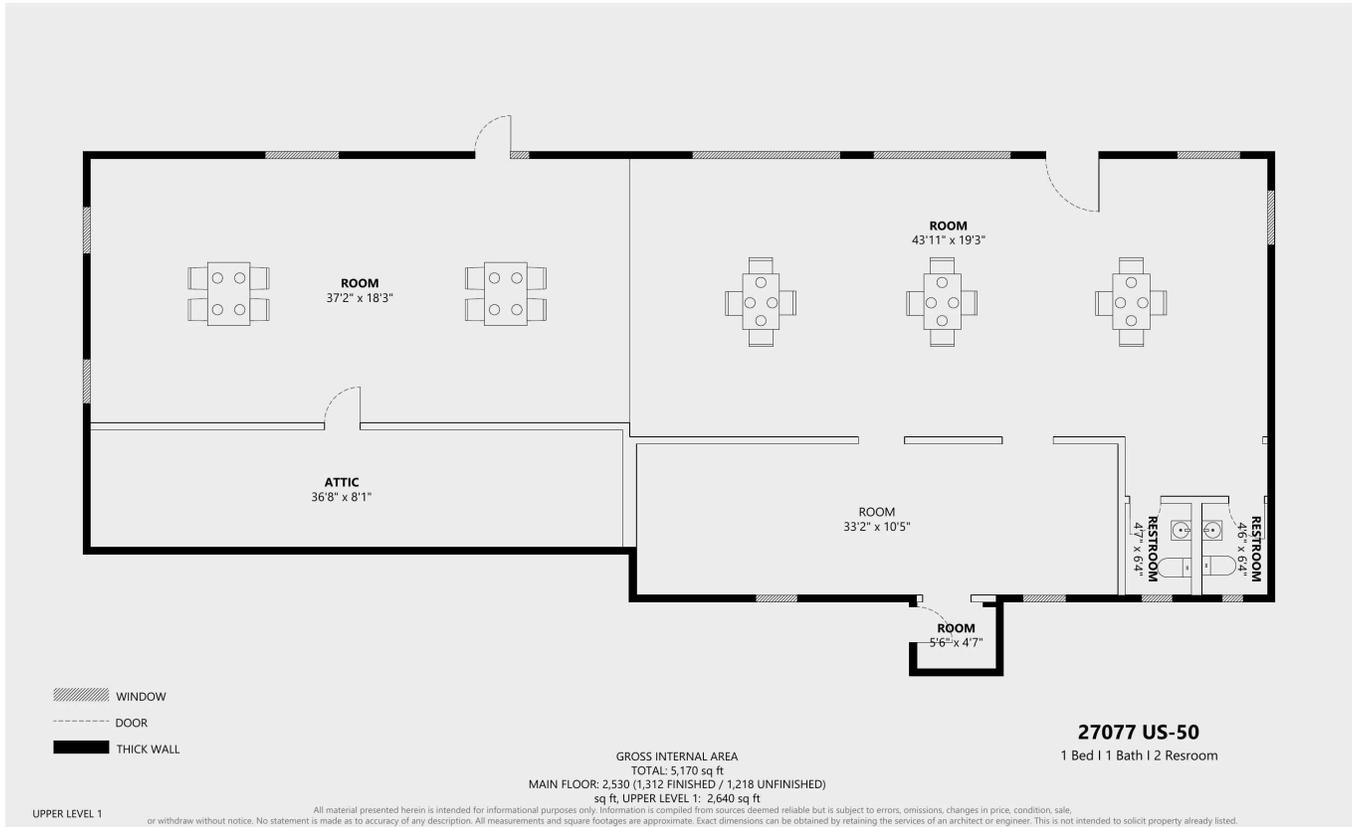


KW COMMERCIAL
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FLOOR PLANS



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LOCATION MAPS



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PROPERTY SUMMARY



Property Summary

Price:	\$985,000
Building SF:	5,170
Lot Size:	1.16 Acres
Year Built:	1999
Zoning:	RHB

Property Overview

- 5,170 total square feet:
- Upper level 2,640 square feet
- Lower level 2,530 square feet
- 1.16 acres · 600 feet of riverfront access
- Lower level - one bed, one kitchenette
- Move-in ready and turnkey business or investment opportunity
- Retail space with high quality fixtures

Location Overview

Located in Big Horn Sheep Canyon between Cañon City and Salida, Colorado, this rustic yet chic space offers great potential for business and mountain living. This versatile property is the perfect balance of breathtaking Arkansas River views and privacy, while being positioned perfectly to welcome tourists traveling on Highway 50.

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PROPERTY DESCRIPTION



A Piece of Colorado

Located in Big Horn Sheep Canyon between Canon City and Salida, Colorado, this rustic yet chic space offers great potential for business and mountain living. This versatile property is the perfect balance of breathtaking Arkansas River views and privacy, while being positioned perfectly to welcome tourists traveling on Highway 50. Surrounded by thousands of acres of National Forest, Public Land and Bureau of Land Management land, enjoy your own tranquil piece of Southern Colorado. Turn your passion into a business while you reside comfortably in your dream home below. Enjoy the river, biking, hiking and camping right outside your door while introducing a spectacular experience for future customers. This property was completely remodeled and refreshed in 2023, including a new roof, new stucco, all new interior drywall, electrical, HVAC systems, flooring, paint, and so much more. This rare, move-in ready business opportunity along the Arkansas River is zoned as rural highway business with flexibility for future investors. Zoning allows for a wide variety business opportunities to include food service, retail, rental/services, liquor sales, short term rentals along with potential for future expansion. Your next adventure awaits!

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