

OFFERING MEMORANDUM

713 Mayor Patricia Reigel Blvd.
Moffat, CO 81143

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



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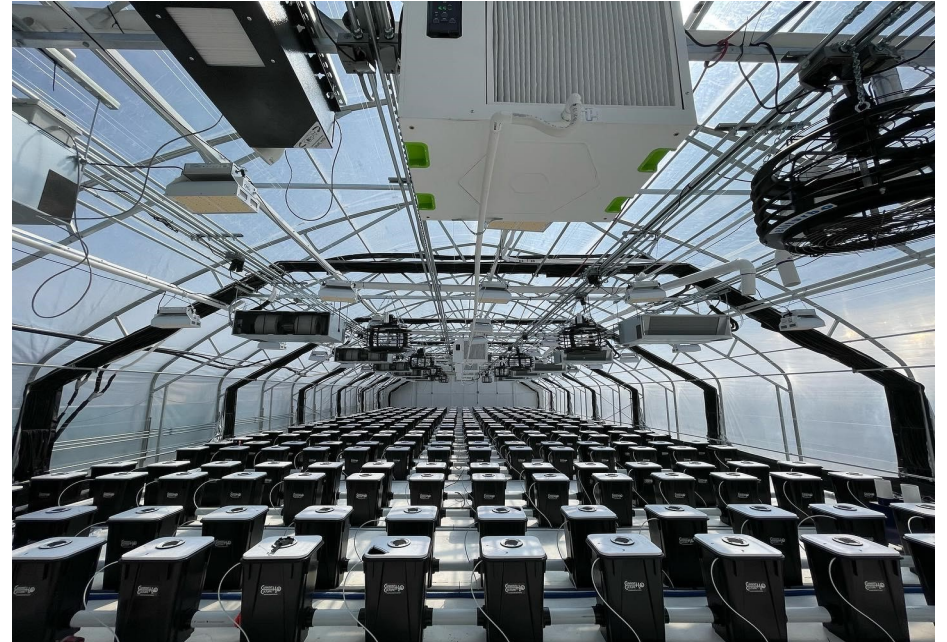


OFFERING SUMMARY:

SALE PRICE:	\$450,000
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$37.50
TOTAL BUILDING SIZE:	12,000 sq. ft.
YEAR BUILT:	2020
LOT SIZE:	1 Acre
ZONING:	Commercial Special Purpose

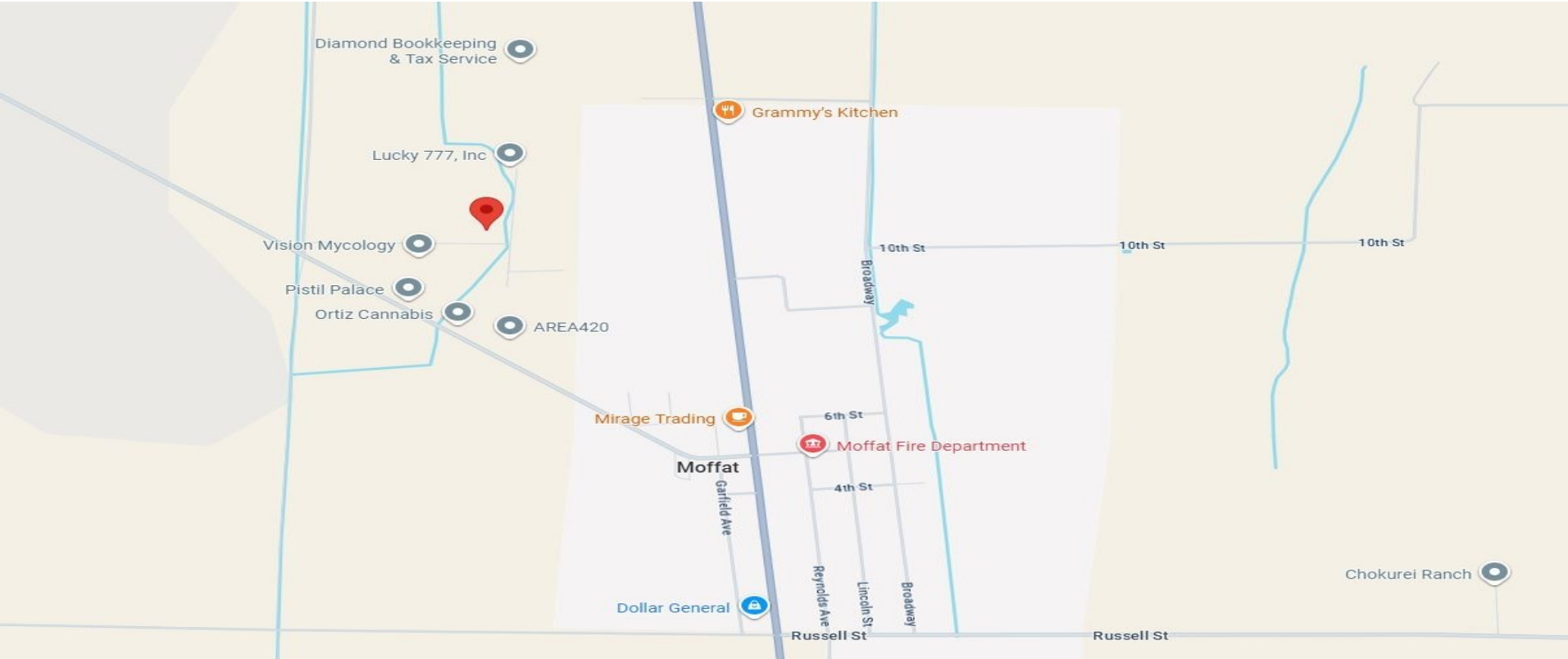
NOTE: Seller is acting in the capacity of court appointed Receiver over the assets being marketed for sale pursuant to Saguache County District Court Case Number 2024CV30019. Any sale of the receivership assets will be subject to court approval.

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PROPERTY OVERVIEW

Fantastic agricultural recreational cannabis cultivation facility for sale in Moffat CO. This Tier 1 (1,800 Plant Count) Recreational Cultivation is ready for immediate occupancy. Cultivation is in place and it's fully operational. Management is open to supporting a transition or staying on to run the site. The property offers 1.0 acre that is fully fenced with secure metal fencing, an access gate off of Mayor Patricia Reigel Blvd, and security cameras throughout. The property also offers 3 phase power and water is provided through Area 420 and the Town of Moffat. There are three separate greenhouse buildings on the property that are each 4,000 sq. ft. that each have separate work rooms attached to each greenhouse. One 4,000 sq. ft. greenhouse is fully operational with energy efficient LED cultivation lights, 10 tons of AC with heat pumps, hydroponic cultivation, ceiling fans, Quest dehumidification system, black out cloth, and Co2 emitters, and automated irrigation and fertigation. The second 4,000 sq. ft. greenhouse is metal framed and fully built with 80% stocked equipment (10 tons HVAC in place, most of lighting, dehumidification and irrigation in place); and the third 4,000 sq ft. greenhouse is metal framed with power in place, but no other infrastructure. With additional secured areas for outdoor cultivation purposes if needed, this property is ready for growth and expansion. The property is ready for immediate occupancy upon license transfer. Product inventory is not included in the sale, but may be purchased separately. Training can be provided to the new owner. Come see this opportunity today or call or email for further details.



MOFFAT, CO

The Town of Moffat is a statutory town in Saguache County, Colorado. .

CITY INFORMATION

CITY POPULATION (2025)	106
SAGUACHE COUNTY POPULATION: (2023)	6,810
AVERAGE HOUSEHOLD INCOME:	\$38,250
MEDIAN HOUSE VALUE:	\$240,775
SAGUACHE COUNTY UNEMPLOYMENT RATE (July 2025):	5.3%

<https://worldpopulationreview.com/us-cities/colorado/moffat>

<https://www.zillow.com/home-values/120040/mineral-hot-springs-moffat-co/>

https://fred.stlouisfed.org/release/tables?eid=253775&rid=116#:~:text=Table_title:%20August%202025%20Table_content:%20header:%20%7C%20%7C,%7C%20:%202.6%20%7C%20:%202.9%20%7C

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DRIVING DIRECTIONS:

From Colorado Springs. Head South on S. Nevada Avenue/US-50. Continue onto CP-115 S. Turn right to merge onto US-50 toward Canon City. In Poncha Springs, turn left on US-50 to US Hwy 285 S. Take a left onto CO-17. Turn right onto Moffat Way, Continue onto CO Rd U60, Turn right onto CO Rd 59, turn right onto Mayor Patricia Reigel Blvd. Property will be on the left.

Fully functional

ArcGIS Web Map

Needs \$120k equipment

Empty - bones only



7/8/2024, 10:46:13 AM

Saguache Parcels Saguache County Boundary

Saguache Property Sales

2022

Shipping container office - no longer onsite

1:1,128

0 0.01 0.02 0.04 km
0.01 0.01 0.03 mi

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ArcGIS Web AppBuilder

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