

Industrial Building for Sale

245 PERRY PARK AVENUE, LARKSPUR, CO 80118



Overview

This beautiful property will give your business quick access to I-25 and a great location that is less than 20 minutes from both Castle Rock and Monument. Three warehouses provide over 6,400 SF for your business. A separate home could be used as office space or rented out for additional income. Plenty of parking and room to grow on nearly 4 acres of land.

- Building 1 (Front Office/Warehouse) = 3,926 SF
- Building 2 (Detached Warehouse) = 1,760 SF
- Building 3 (Detached Warehouse) = 768 SF
- Residence = 1,788 SF (including basement)

Note: This property has well water but requires that drinking water be brought in. The property is priced lower than its market value in recognition that a buyer will likely want to connect to city water.

Highlights

- Easy Access to/from I-25
- Room for Future Expansion
- Great Location for a Business Wishing to Serve Both Douglas and El Paso Counties

Property Details



Sales Price
\$915,000



Building Size
8,242 SF



Lot Size
3.787 Acres



Zoning
Commercial & Residential

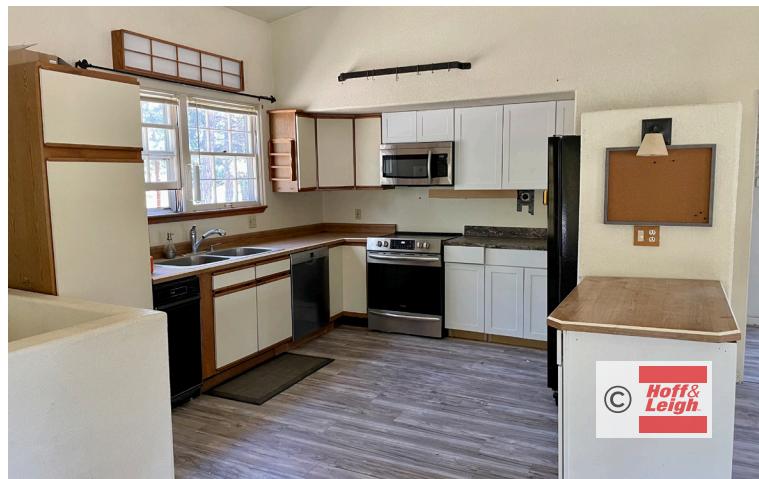
Rev: February 11, 2026

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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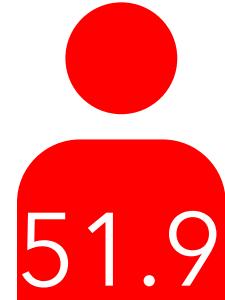
DEMOGRAPHICS



2,205
Population



2.5
Average
Household Size



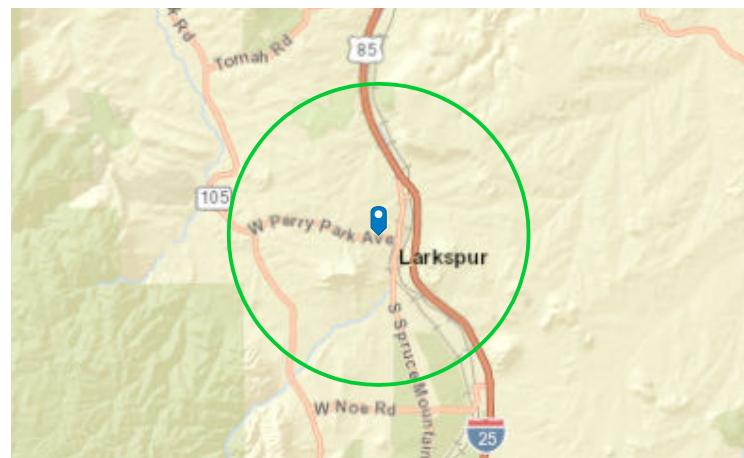
51.9
Median Age



\$142,574
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Douglas Blvd	2,500	0.3
Perry PkAve	4,179	0.4
Spruce Mountain Rd	1,992	0.5
Silverheels Dr	2,500	0.6
Upper Lake Gulch Rd	3,500	0.7



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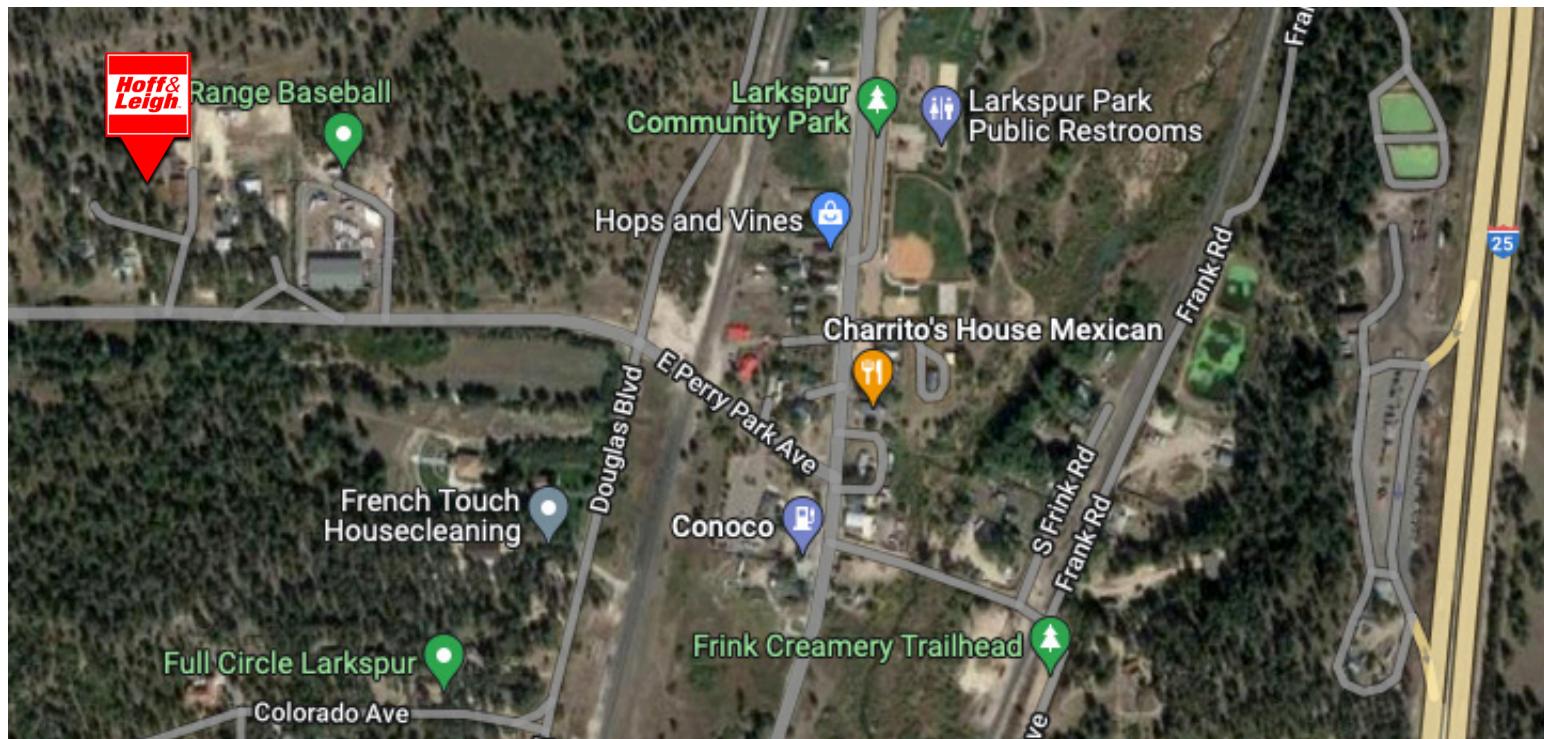
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