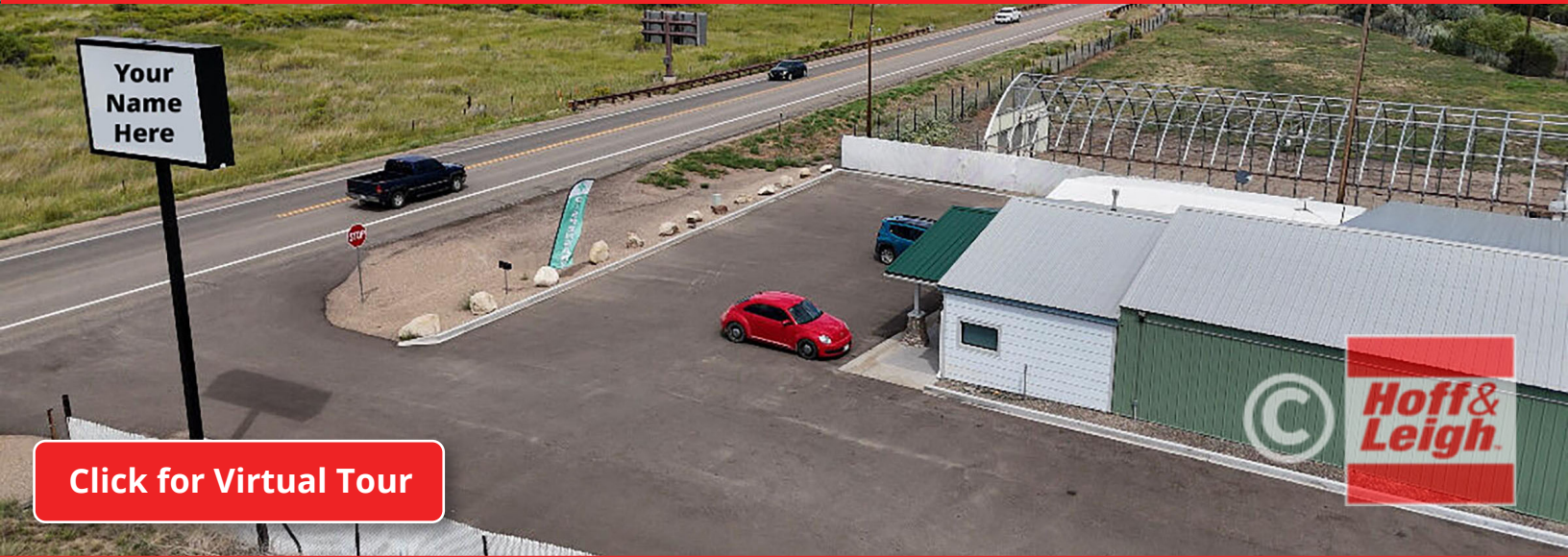


Developed Land For Sale

25462 US HIGHWAY 160, WALSENBURG, CO 81089

PRICE REDUCED!



Overview

This property includes 2 buildings and 2 parcels of land (2.83 acres total). The developed parcel is 0.96 acres and the raw land parcel is 1.87 acres.

2 buildings on the developed parcel: a 4,265 SF commercial building and a 2,640 SF hoop greenhouse.

4,265 SF commercial building has a new retail/flex buildout with Trane HVAC systems, generator, 2 bathrooms, 2 large retail areas, a large employee breakroom, multiple storage rooms, and was remodeled in 2020 (\$117,000 remodel) including new HVAC & electrical, a new pylon sign, paved parking lot, and interior finish.

Utilities: Electric (San Isabel Electric), Water (Cistern onsite), Sewer (City of Walsenburg).



Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/25462-u-s-160/>

For more info, please text/call: Michael Crawford 720.683.0399.

Highlights

- Remodeled in 2020
- Large Paved Parking Lot
- Pylon Sign (Double-Sided)
- Highway Frontage (1,000+ Ft)
- 4,265 SF Commercial Building
- 2,640 SF Hoop Greenhouse
- [Enterprise Zone Listing](#)

Property Details

	Sales Price \$395,000 \$349,000		Lot Size 2.8 acres
	Building Size 2,640 - 4,265 SF		Zoning C1

Rev: January 21, 2026

Our Network Is Your Edge

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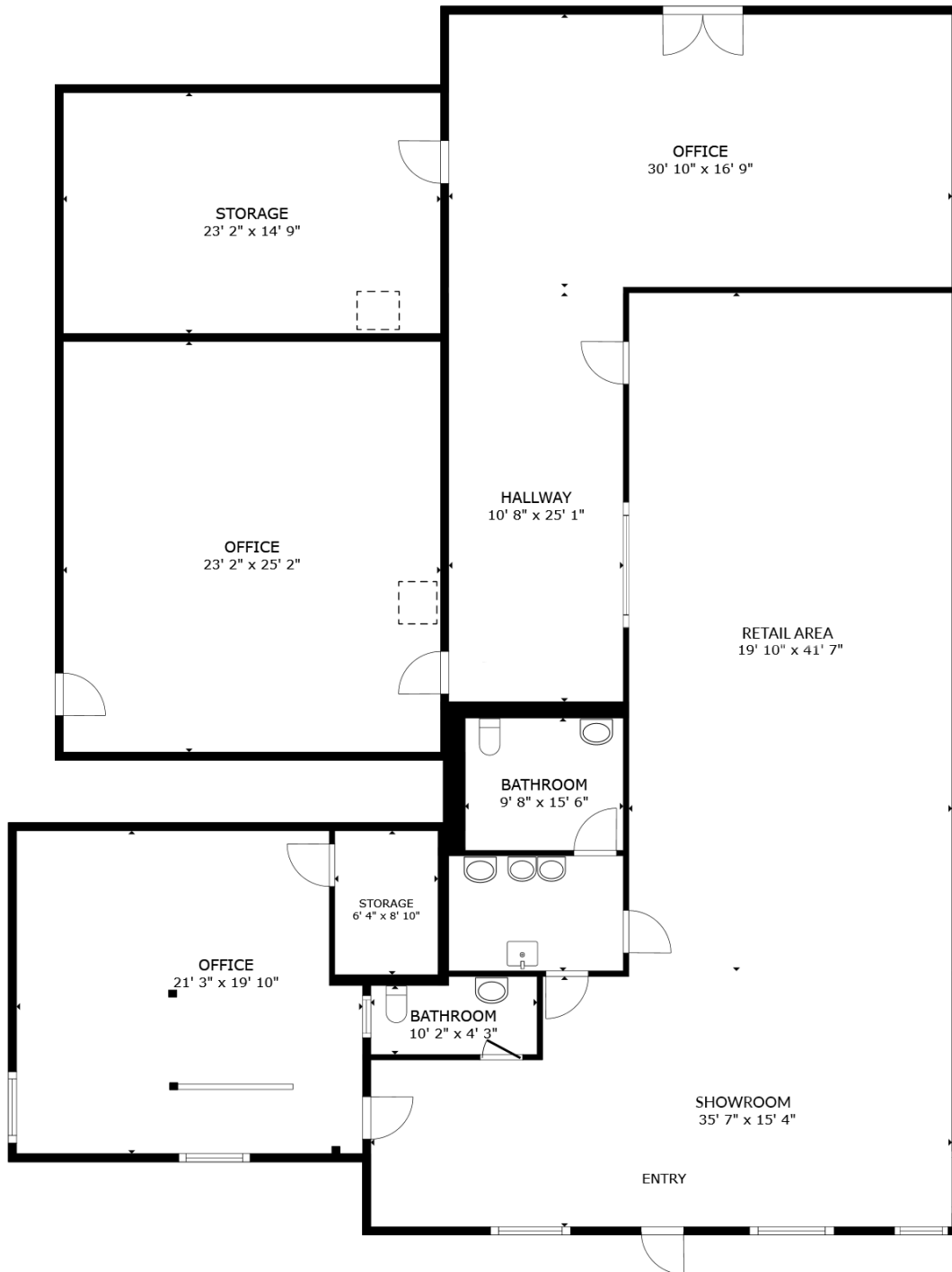
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FLOOR PLAN

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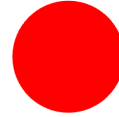
25462 US-160 E, Walsenburg, Colorado, 81089

DEMOGRAPHICS



3,437

Population



48.5

Median Age



2.3

Average
Household Size

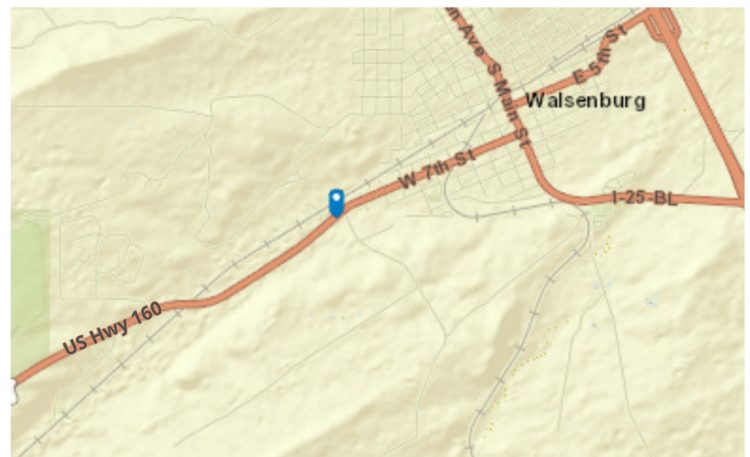


\$37,051

Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
US Highway 160	15,000	0.1
Co Rd 340	8,400	0.1
S Albert Ave	8,517	0.1
Olive	9,600	0.4
Ysidrio Ave	8,800	0.5



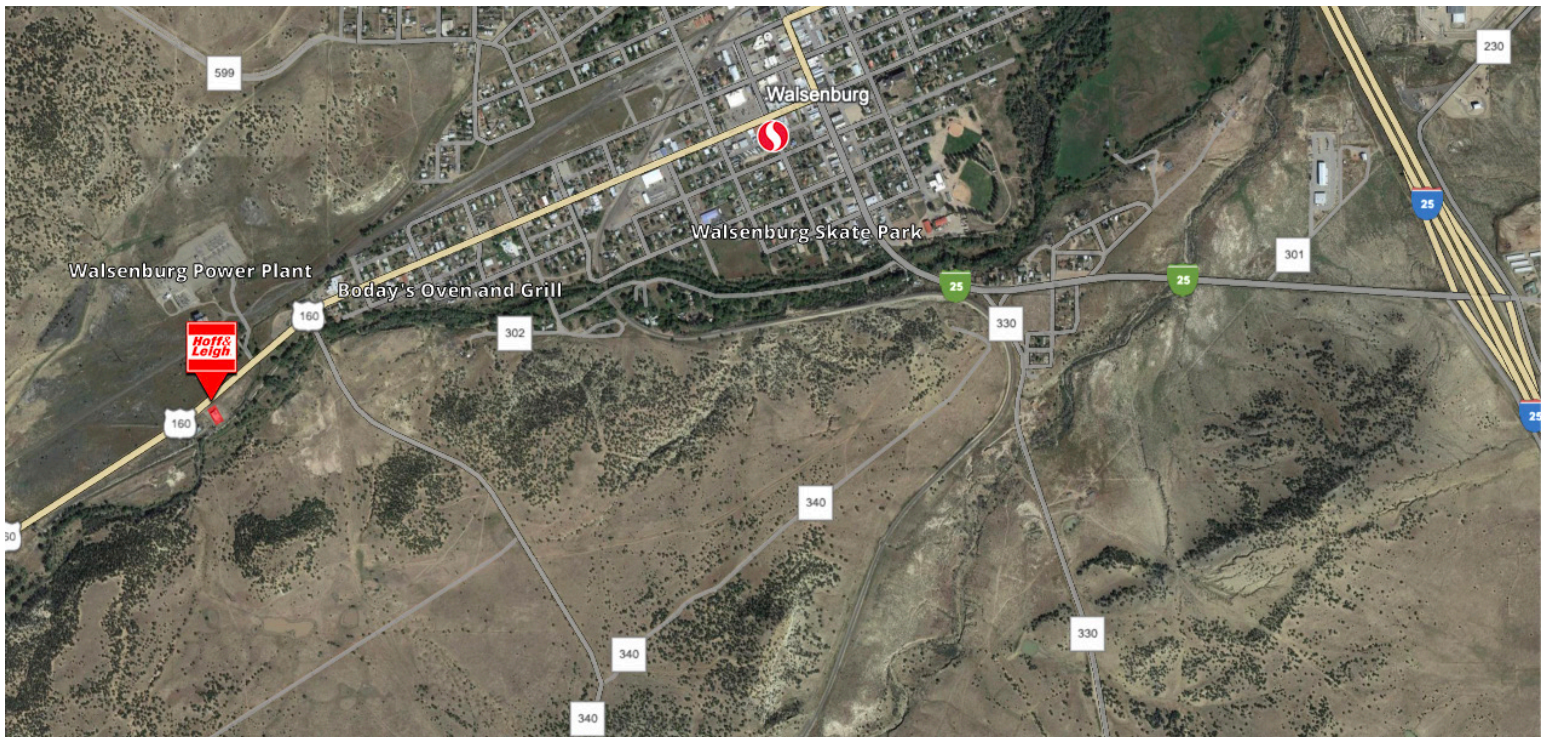
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