

PRIME COMMERCIAL PROPERTY FOR SALE

# HIGHWAY 86 LAND, SHOP & HOME FOR SALE

7781 STATE HIGHWAY 86, KIOWA, CO 80117

**TREVEY**  
COMMERCIAL



## PROPERTY FEATURES

- Prime Commercial Land; Shop and Home for Sale
- Perfectly Maintained Home Ideal for an Office or Living
- 3,600 SF Warehouse / Shop with One (1) 18'x16' Overhead Door; and One (1) 10'x14' Roll-up Door
- Warehouse with 220 Single Phase / 200 Amp Power
- Warehouse Equipped with Power / Water / Heat
- Across Highway 86 from Front Range Kubota Inc., Potestio Brothers Equipment & RV Trailers America
- For Additional Market Information Follow this Link:  
[Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

LOT SIZE	10.5 Acres m/l
PRICE	\$1,200,000.00
TAXES	\$2,115.64 (2024)
ZONING	RA (Rural Agricultural)
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Kiowa / Elbert
FRONTAGE	360' on Highway 86

SITE AERIAL



INTERIOR PHOTOS



Home / Office



Warehouse / Loading



Warehouse / Storage

TREVEY COMMERCIAL

www.trevey.com  
303-841-1400

NICK BEACH  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

MITCH TREVEY  
Managing Director  
mitch@trevey.com  
C: 303-619-7192

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.