

**33440 HWY 94  
YODER, CO.**



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For more photos & information, please scan the QR Code.

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## WELCOME

This work-live opportunity presents an exciting chance to turn entrepreneurial dreams into reality! Situated on 40 acres along the prominent Hwy 94, this property offers high visibility and easy access. The property currently houses Big Joe's Feed Store, a propane station, three residences, 34 rentable storage units and the 7,200 sq ft barn provides ample space to support various business operations. Expansive acreage and existing infrastructure open up endless possibilities! With its prime location, established businesses, diverse living accommodations, and potential for additional income streams, this property offers an exceptional opportunity to create a thriving business hub!





## HOME FEATURES

- Zoned AG-35
- 3 Residences
- Established Retail Store
- Propane Station
- 34 Rentable Storage Units
- Large Hay Storage Area
- Huge Barn
- 5-Car Drive Thru Garage
- Great Visibility
- Fully Fenced

