

Vacant Commercial Building

2245 Fremont Dr | Canon City, CO



FOR SALE OR LEASE

BUILDING

11,682 SF

LOT SIZE

1.4 Acres

PRICE

\$1.5M

ZONING

GC - General Commercial

ABOUT THE PROPERTY

- Large commercial lot fronting US Hwy 50
- Perfect for re-purposing or redevelopment
- Commercial zoning allows for a variety of uses
- Currently split into two spaces but can be one
- Newer HVAC and Surface Parking
- **Potential uses: Retail, Medical, Automotive Sales, Recreational Vehicles, Brewery**

CONTACT

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DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	25,146	31,102	41,092
Daytime Population	26,443	29,057	36,125
Avg. Household Income	\$74,120	\$77,545	\$76,975
Estimated Households	10,601	11,410	14,616

Year: 2024 | Source: Esri

TRAFFIC COUNTS

Royal George Blvd	21,600 VPD
S 9th St	14,300 VPD

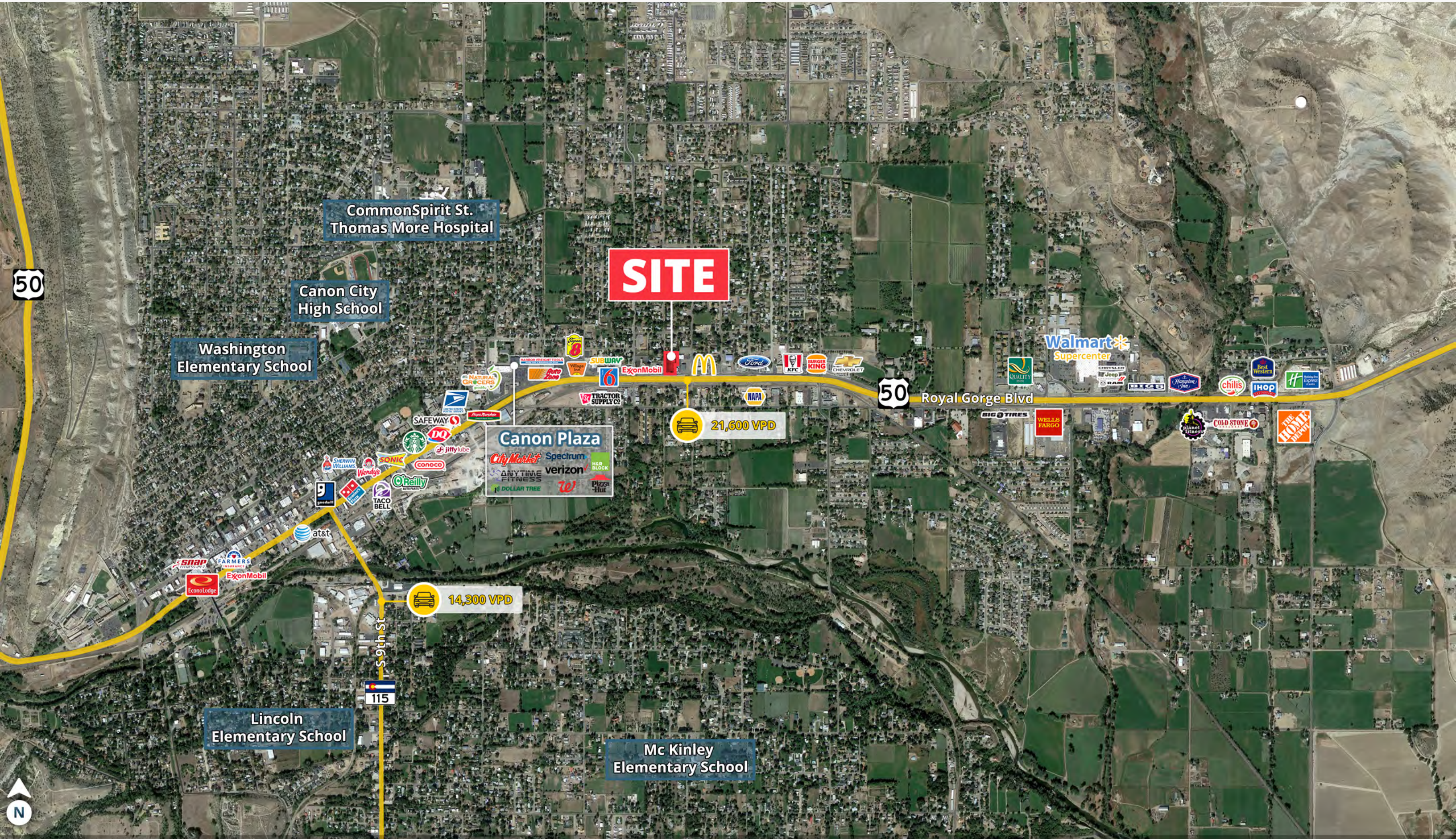
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ROYAL GEORGE BLVD 21,600 VPD



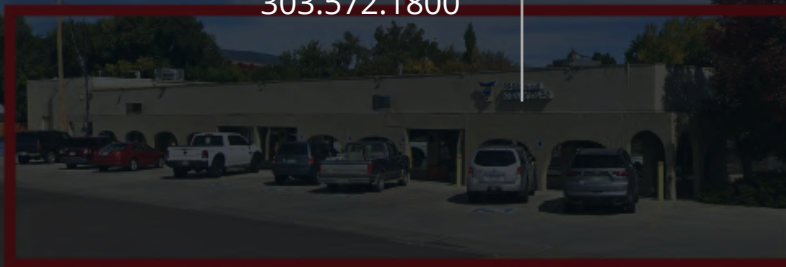




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