

PRICE REDUCED

39 COUNTY RD 3A

CAÑON CITY, CO 81212



— The Market —

FOR SALE OR LEASE

Storefront Retail 4,100 SF on 6.66 AC



- The Market -

39 COUNTY RD 3A CAÑON CITY, CO 81212



4,100 SF
BUILDING SIZE



6.66 ACRES
SITE AREA



2
STORIES



C (COMMERCIAL)
ZONING



98106237
PARCEL #



2012
YEAR BUILT

PRICE REDUCED



~~\$750,000~~
~~\$800,000~~
PURCHASE PRICE



~~\$182.92~~
~~\$195.12/SF~~
PRICE PER SF



\$11,000.56
TAXES (2024)



\$6,500 / Mo.
Modified Gross
LEASE RATE

CLICK HERE TO VIEW INTRO VIDEO



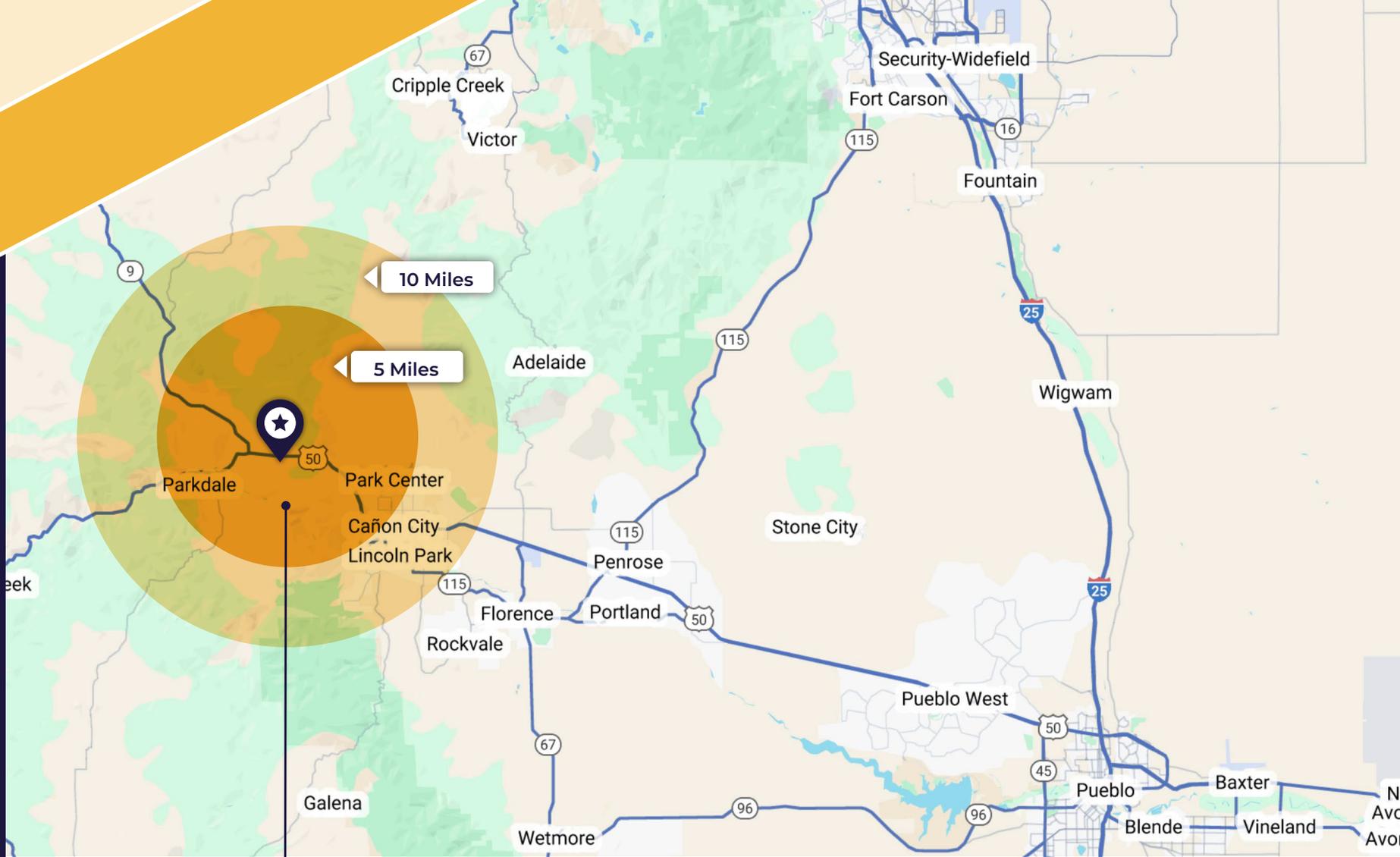
PROPOSED USES:

- Music Venue
- Glamping
- Tiny Home Village
- Fly Fishing
- Boating
- Rafting
- Camping
- RV
- Tour guide
- Outdoor Equipment Rental

ENDLESS POSSIBILITIES IN A HIGH-TRAFFIC LOCATION!

Prime owner/user retail or lease opportunity just minutes from the iconic Royal Gorge Bridge & Park, attracting over 300,000 annual visitors. This versatile property features a general store, liquor store, bakery area, and more—perfectly positioned to serve both tourists and locals. Includes on-site tiny home, dog park, and income potential from vendor spaces and event rentals.

LOCATION MAP



DEMOGRAPHICS

1,342

5 MILE
POPULATION

30,429

10 MILE
POPULATION

\$83,332

5 MILE
AVG HH INCOME

\$70,569

10 MILE
AVG HH INCOME

Pueblo is Southern Colorado's industrial hub along I-25, offering cost-efficient operations, a skilled workforce, and pro-business support through PEDCO incentives and Enterprise Zone programs—positioning companies to serve the entire Front Range from a central, logistics-friendly base.

**PUEBLO METRO
POPULATION 169,900**

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WAKEFIELD**

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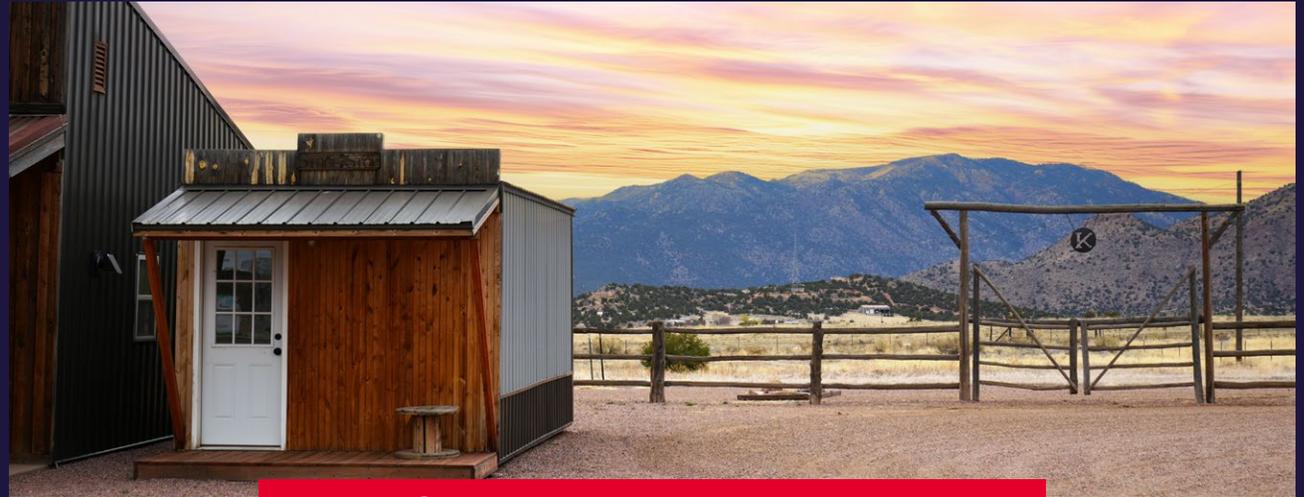
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EQUIPMENT AVAILABLE

