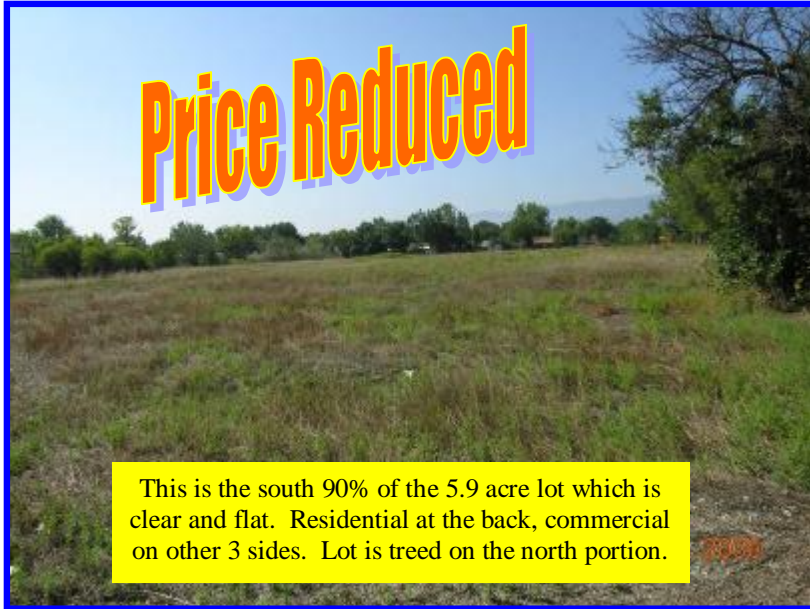
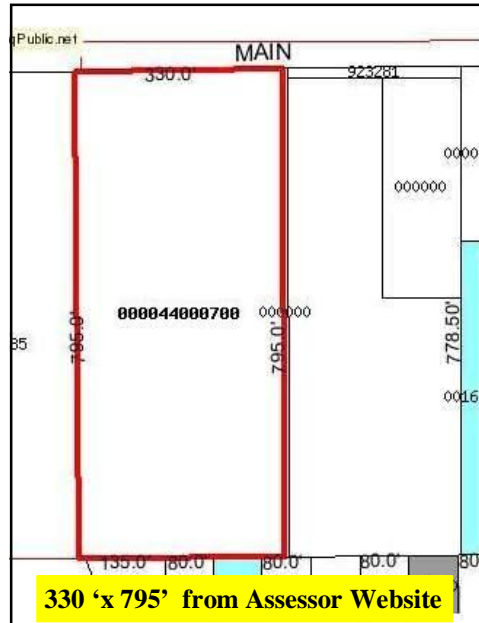


**3020 East Main Street—5.9 Acres Commercial Land  
(330' frontage x 795' deep) - Cañon City, Colorado 81212**



This is the south 90% of the 5.9 acre lot which is clear and flat. Residential at the back, commercial on other 3 sides. Lot is treed on the north portion.



**Prime 257,004 Square Foot Vacant Commercial Building Site**

This piece of land is on the eastern side of Canon City, in an area where much of the new growth in the city's commercial sector is occurring. This appears to be the largest and best parcel that is available, in this area of Canon City. Interestingly, the land immediately north across Highway 50 (Main Street here also) has the Historic Holy Cross Abbey and Winery properties, which are very attractive, and a large draw for visitors. There is also a new Hampton Inn north of the property across Highway 50, as is a Wal-Mart. Home Depot, Ace Home Center, Big O Tires, and many others just to the east. New Carl's Jr. coming just east of this site.

**Details/Features:**

- ◆ Sq. Ft. of Land 257,004 per County
- ◆ Zoned GC (general commercial)
- ◆ City has 16,000 population - 48,000 population in Fremont County est. 2008
- ◆ This area is the high growth commercial area with most new stores and restaurants.
- ◆ All Municipal utilities present
- ◆ Flat with trees on the north end
- ◆ 2 bridges across irrigation ditch.
- ◆ Tax Schedule is #44000700
- ◆ Taxes \$14,810 in 2007

CSCP# 1832345  
Loopnet# 15894785

**Price ~~\$799,000~~  
\$600,000**  
**\$2.33 per Square Foot**  
*(of developable land)*  
**5.9 Acre Commercial Site**

Co-Listed By:

**Dave Strom, Managing Broker**  
**Coldwell Banker Strom & Associates**  
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Website: [www.WeichertPikesPeak.com](http://www.WeichertPikesPeak.com)



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. PROSPECT SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN. January, 2010

**Weichert Commercial Affiliates - Colorado Springs, Colorado**

# Weichert Commercial Affiliates - Colorado Springs, Colorado



Treed Area on North of Lot along 330 Foot Frontage.  
Lot is approximately 795' deep (to south)



Oil Creek Irrigation Ditch along north lot line between lot and Main Street. 2 bridges on property.



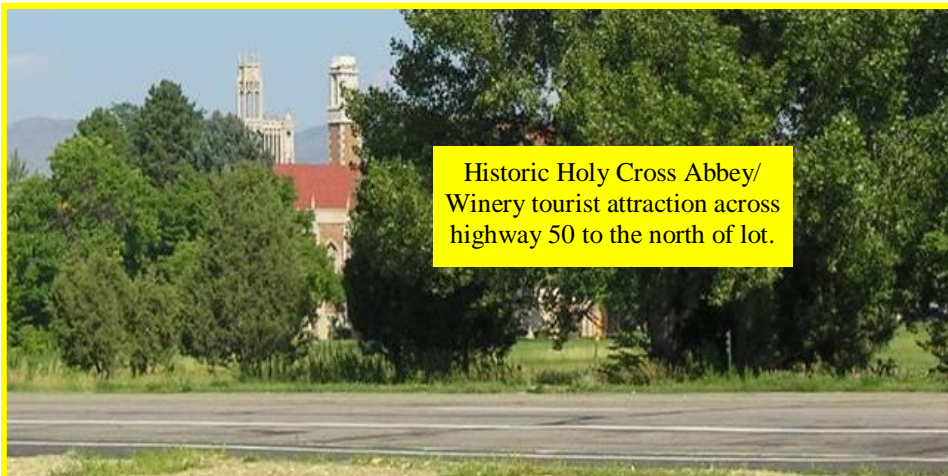
Big O Tire store just east of lot.

New BLM Office

New BLM Pad site

New Carl's Jr. pad site

There are two (2) pad sites between Big O and 3020 E Main Lot. Both were sold in 2008. Front one will be a Carl's Jr. Restaurant and rear pad was sold to the US Bureau of Land Management (BLM) for expansion.



Historic Holy Cross Abbey/ Winery tourist attraction across highway 50 to the north of lot.

**Price ~~\$799,000~~**

**\$600,000**

**\$2.33 per Square Foot**

*(of developable land)*

***5.9 Acre Commercial Site***

**Call: Dave Strom (719)671-4100 (Cañon City) or Chuck Armstrong (719)231-3545 (Colorado Springs)**