7687 W US Highway 50

Salida, Colorado 81201



PROPERTY AT A GLANCE

1.0 Acres
1,892 SF Home, Built in 1990
3 Bedrooms & 2 Baths
Commercially Zoned Property
Prime Location to Live/Work
Heat: Baseboard
In-House Well w/Irrigation
Public Sewer
Detached 4 Car Garage/Workshop
2021 Taxes: \$2,142





Location, Location, Location...

Desirable US 50 Highway Frontage. This property is ideal for a business with 1 acre of land commercially zoned with highway access and close to Walmart. Plenty of room for further development for commercial and/or residential use. The existing 1892 square foot one level ranch home is perfect for a live/work situation. The home consists of a total of 3 Bedrooms with 2 full baths with living space in the middle. The 1134 square foot insulated garage could hold four vehicles and also have room for a workshop. This one acre property is fully fenced in the back and is ready for your creative ideas for a new business opportunity or further commercial or a residential development. Location Location Location on the main highway makes this a great Salida property. By appointment.

LISTING AGENT



Barbara Pearson-Sawyer Broker Associate CRS, GRI, ABR, SRS, SRES 719-207-3884 Cell



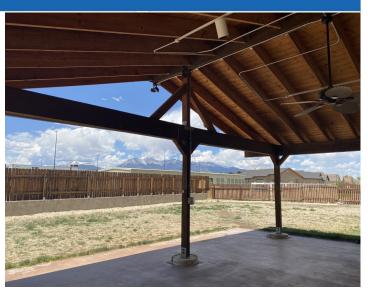


Barbara@Pearson-



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Directions: Hwy 50 West toward Walmart. On the right just past Starbuck Dairy.





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