

# 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  
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FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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



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