

Hard to Find - Industrial Building for Sale

8785 HIGHWAY 24, CASCADE, COLORADO 80809

[Explore Virtual Tour](#)

Overview

This is a very clean 3,966 SF industrial building on a 40,669 SF (nearly an acre) flat, fenced yard. It is zoned El Paso County CC which allows for a wide variety of use.

The asking price is only \$150 per square foot - \$594,900.

The building is currently being used as the Ute Pass Trading Post, but because it has 2 overhead doors and a shop area, it is well-suited for use as an industrial building with a contractor's yard.

The building was originally constructed in 1949 but has since undergone extensive remodeling.

Additionally, there is a 2 bedroom, 1 bath, apartment on the 2nd floor with amazing front range views.

The water is a well shared by the adjacent storage property.

The sewer is septic.

Annual taxes are: \$4,276 and annual insurance cost is: \$7,006.

For a private showing and all the confidential financial information, call
Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

Property Details



Sales Price
\$594,500



Building Size
3,966 SF



Lot Size
0.93 Acres

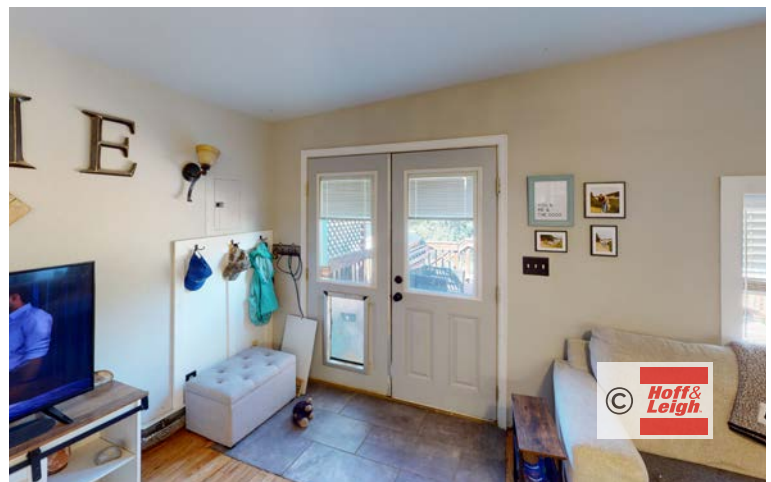
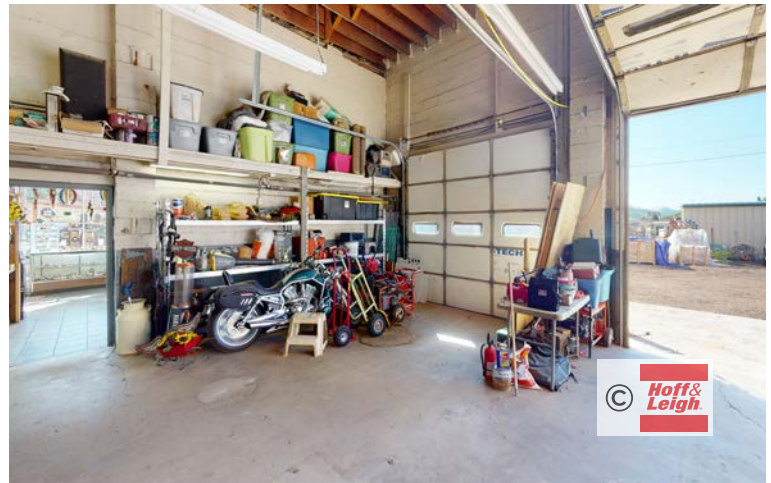
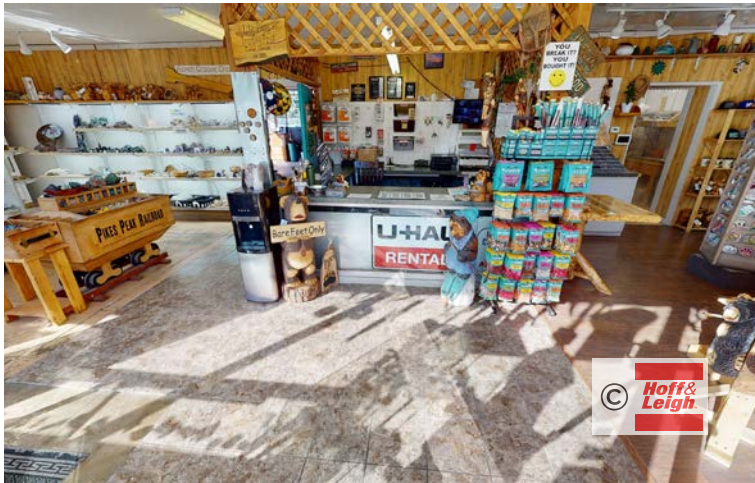


Zoning
CC

Rev: July 31, 2023

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Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

Holly Trinidad

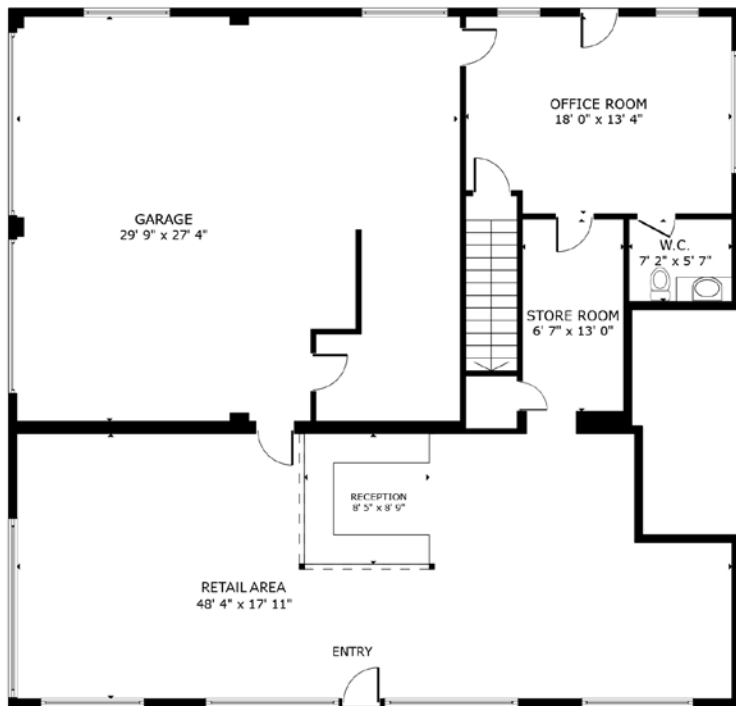
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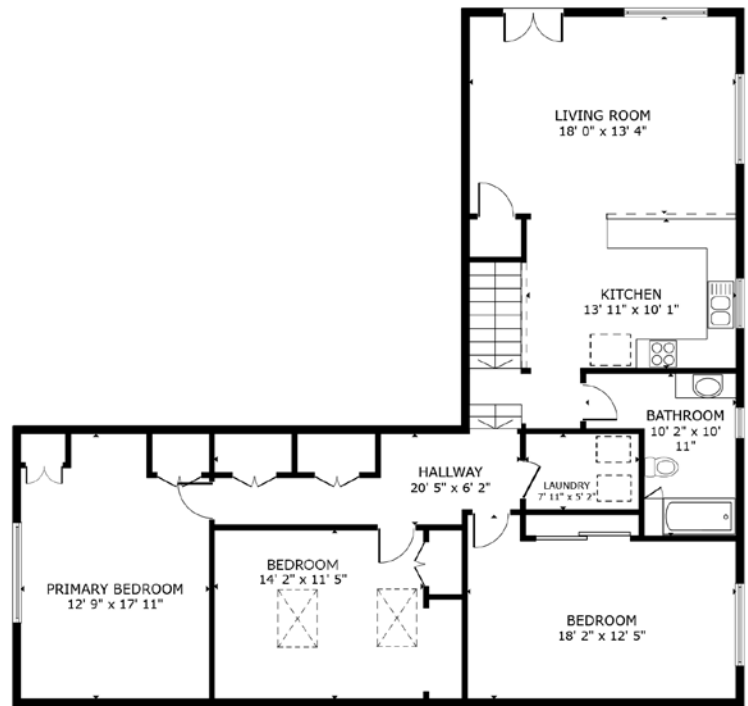
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FLOOR 1



FLOOR 2

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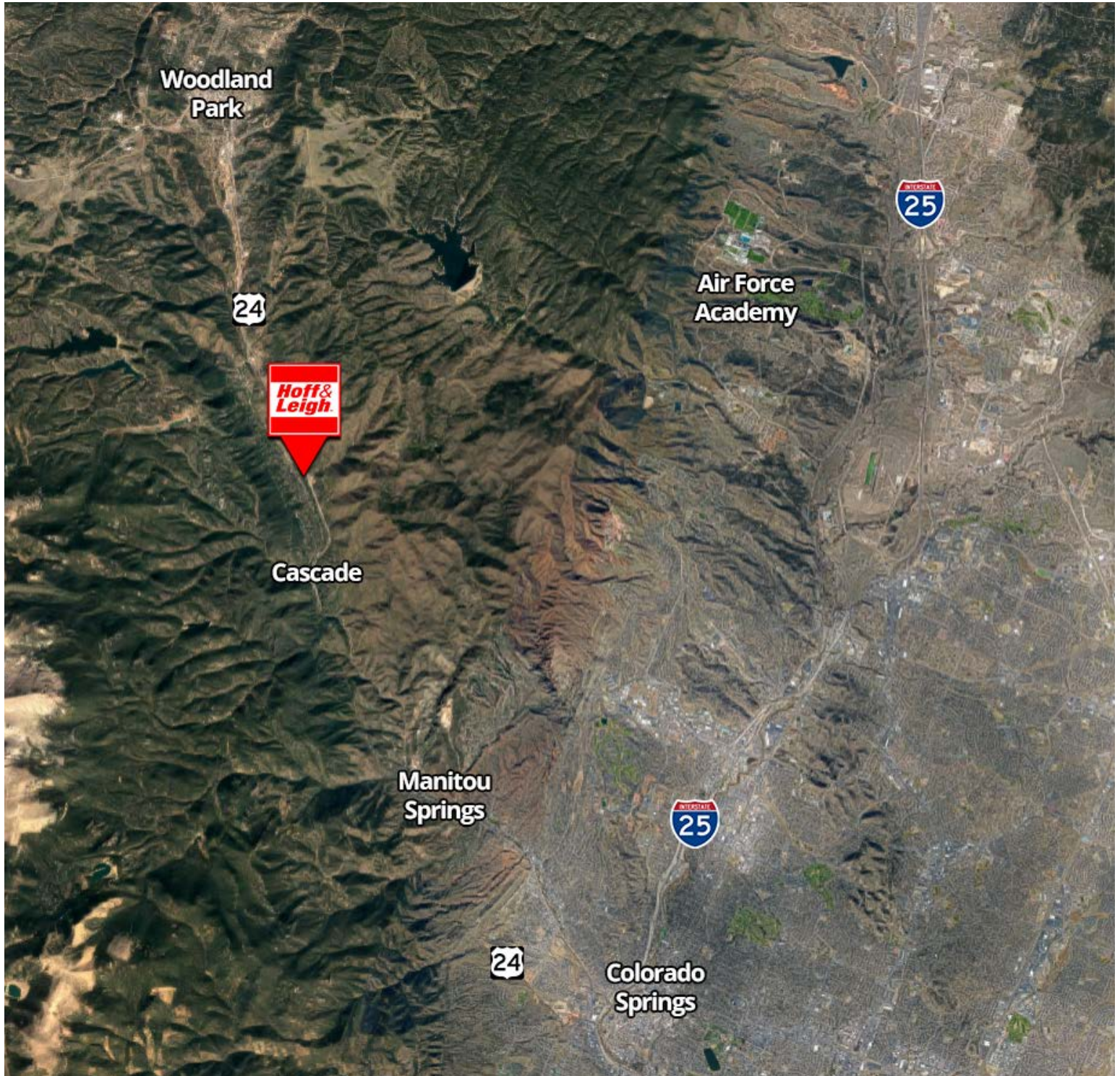
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