

High-Visibility Commercial Opportunity Along Highway 24

8455 W US HIGHWAY 24 CASCADE, CO 80809



Overview

Located along W US Highway 24 in Cascade, this distinctive freestanding property offers a unique opportunity in a highly visible mountain setting. The approximately 3,840 SF building sits on 2.35 acres and features 159 feet of highway frontage, ample on-site parking, prominent signage opportunities, and flexible C-2 zoning. Originally built in 1956 and known as the Swiss Miss Shop, the property offers distinctive character and a versatile layout suited for retail, commercial, or mixed-use possibilities. Its combination of highway exposure, generous acreage, and convenient access between Colorado Springs and the mountain communities creates a one-of-a-kind opportunity for an owner/user or investor.

Highlights

- ±3,840 SF Freestanding Building
- Situated on ±2.35 Acres
- Creek Running Along the Property
- 159 Feet of Highway 24 Frontage
- High Visibility with Signage Opportunities
- Ample On-Site Parking
- C-2 Zoning

Property Details

Sales Price

■ **\$990,000**

Building Size

■ 3,840 SF

Lot Size

■ 2.35 Acres

Zoning

■ C-2

Property Type

■ Retail

Rev: September 28, 2026

Our Network Is Your Edge

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.



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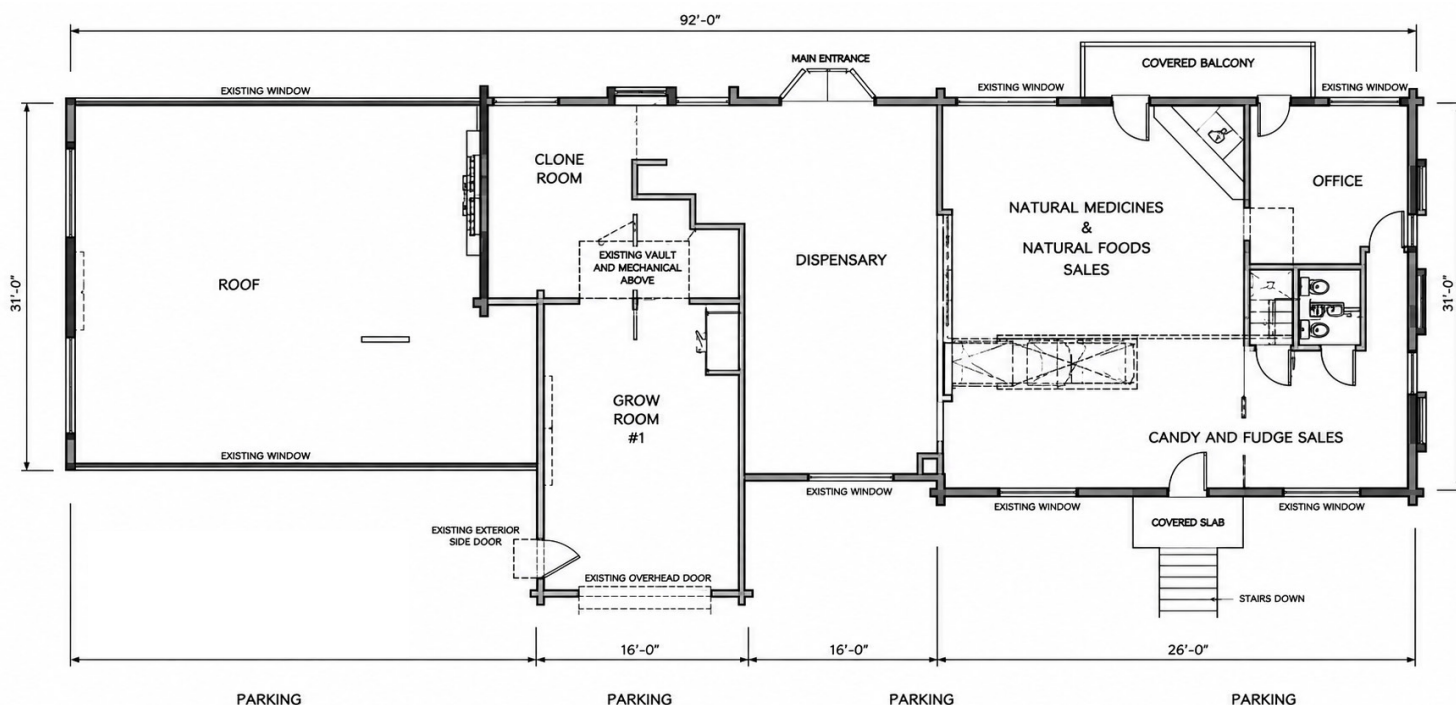
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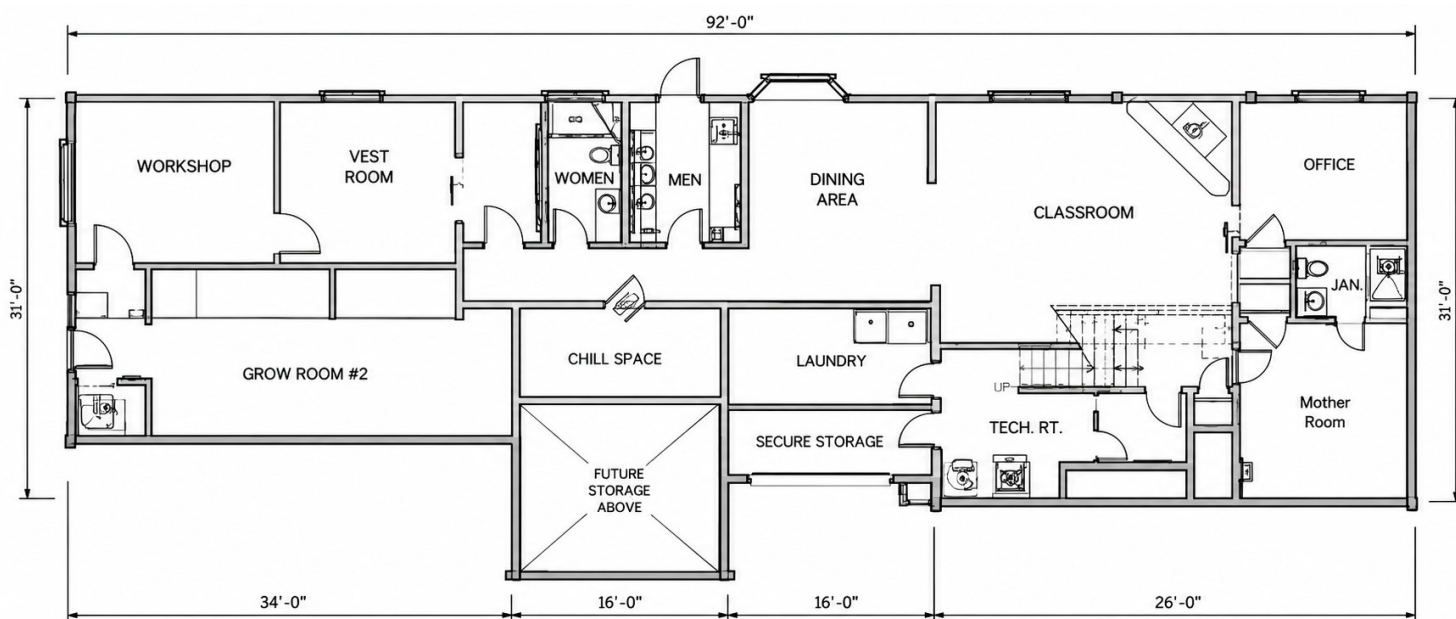
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Main Floor Plan | 3,166 SF



Lower Floor Plan | 3,166 SF



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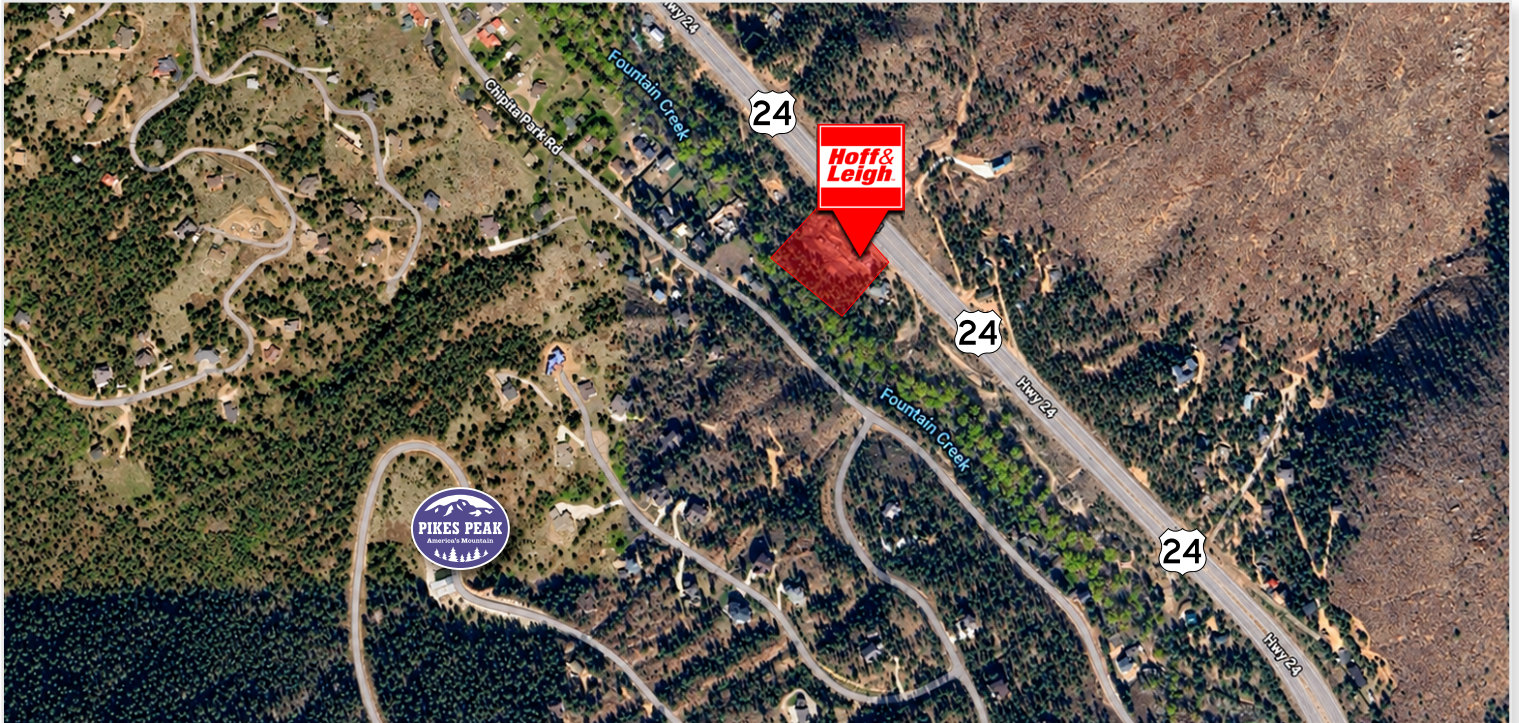
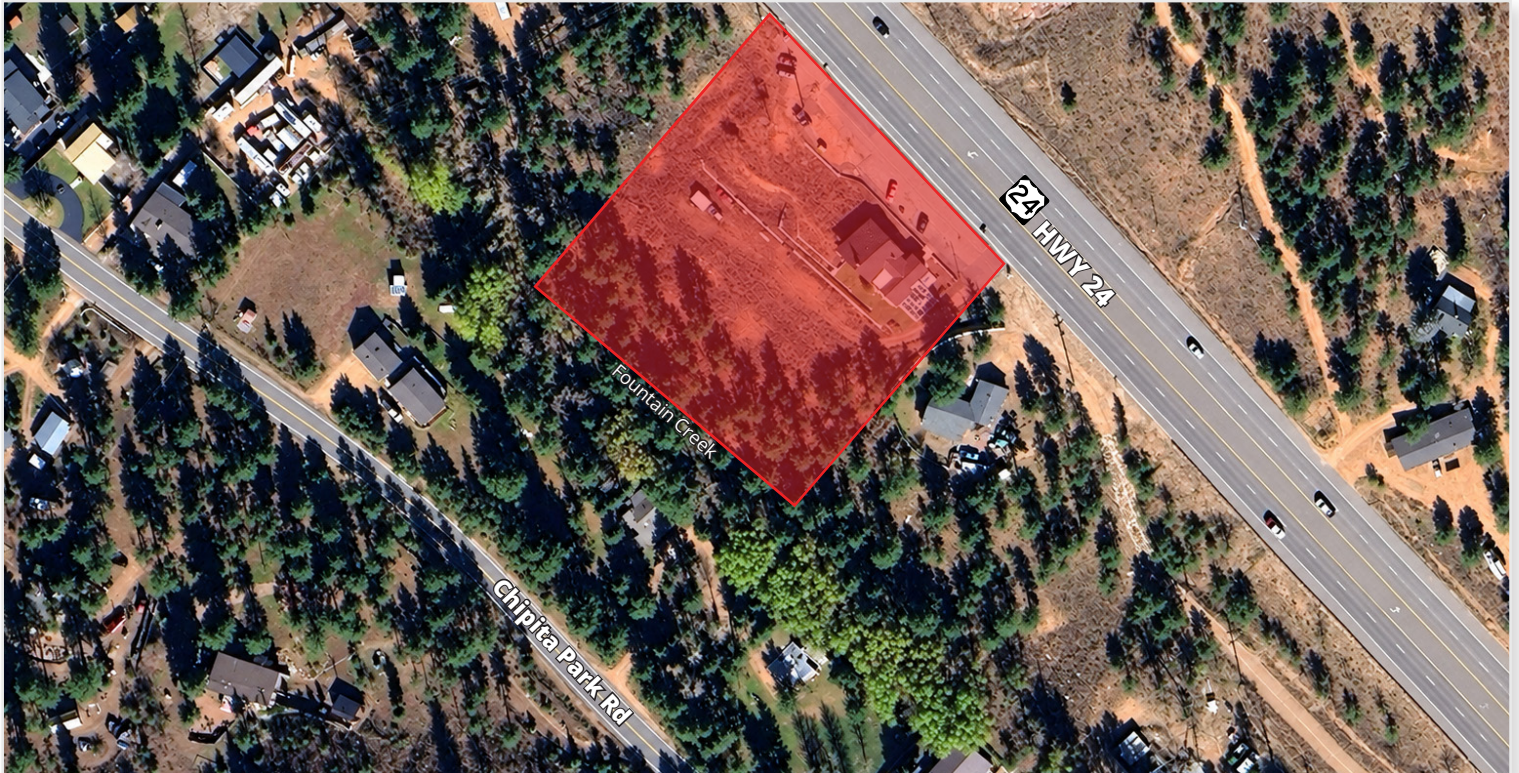
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