

PRIME COMMERCIAL PROPERTY FOR SALE

HIGHWAY 86 LAND, SHOP & HOME FOR SALE

7781 STATE HIGHWAY 86, KIOWA, CO 80117



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Commercial Land; Shop and Home for Sale
- Perfectly Maintained Home Ideal for an Office or Living
- 3,600 SF Warehouse / Shop with One (1) 18'x16' Overhead Door; and One (1) 10'x14' Roll-up Door
- Warehouse with 220 Single Phase / 200 Amp Power
- Warehouse Equipped with Power / Water / Heat
- Flexible Zoning Uses with County EDZ Overlay
- Across Highway 86 from Front Range Kubota Inc., Potestio Brothers Equipment & RV Trailers America

PROPERTY DETAILS

LOT SIZE	10.5 Acres m/l
PRICE	\$1,200,000.00
TAXES	\$2,115.64 (2024)
ZONING	RA with EDZ Overlay
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Kiowa / Elbert
FRONTAGE	360' on Highway 86

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK BEACH

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MITCH TREVEY

Managing Director
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SITE AERIAL



INTERIOR PHOTOS



Home / Office



Warehouse / Loading



Warehouse / Storage



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