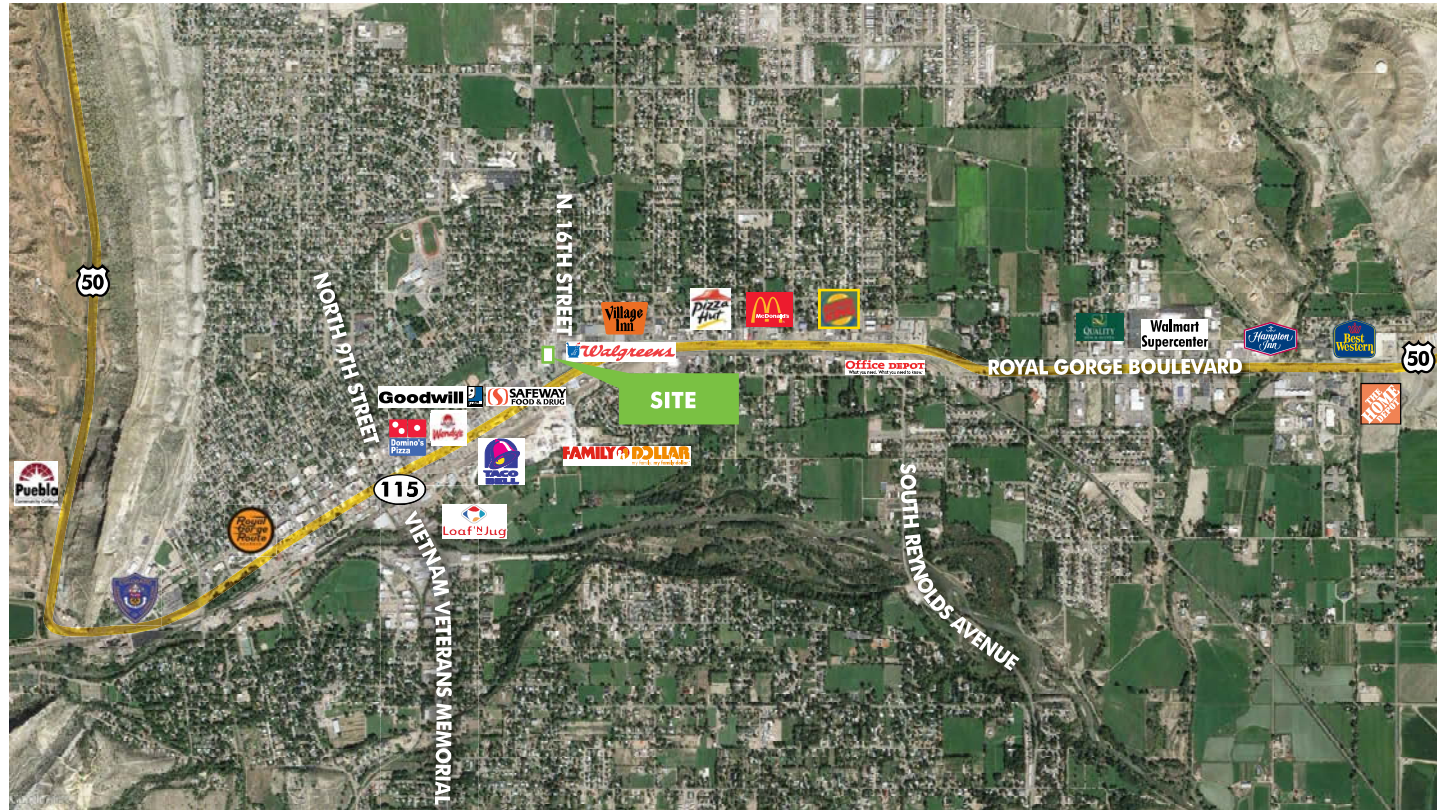


FOR SALE OR LEASE

Freestanding Building

121 NORTH 16TH STREET, CAÑON CITY, CO 81212

RETAIL



2018 Estimated Demographics

	3 mile	5 mile	10 mile
Population	23,861	29,763	39,927
Average Household Income	\$56,009	\$58,698	\$57,526

Traffic Counts

Royal Gorge Boulevard at S. 10th Street	26,100 VPD
Royal Gorge Boulevard at Main Street	20,600 VPD



The Royal Gorge Bridge is the highest bridge in the United States. The bridge deck crosses the Royal Gorge 955 feet above the Arkansas River. The suspension bridge has a main span of 938 feet. The bridge is 1,260 feet long and 18 feet wide, and has a wooden walkway with 1,292 planks. The bridge is suspended from towers that are 150 feet high.

CONTACT

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RETAIL

PRICE REDUCED!



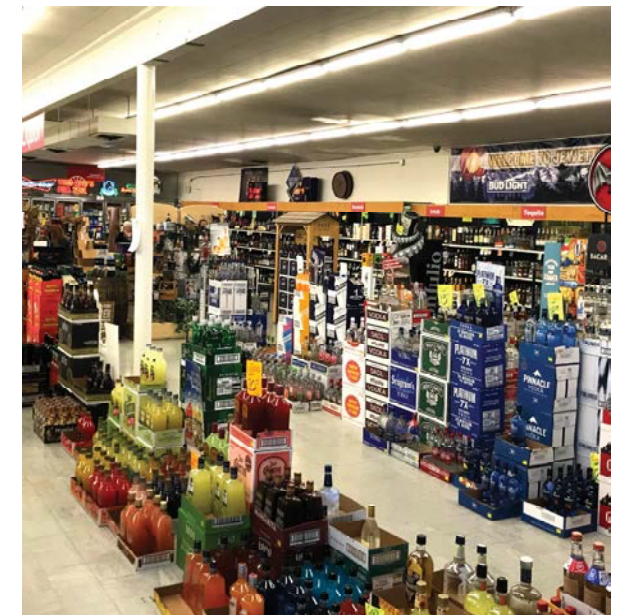
FREESTANDING BUILDING

WITHIN PRIME RETAIL SHOPPING CORRIDOR

Freestanding building with 12,750 SF of space on 0.64 acres with significant renovation improvements.

Located on the southwest corner of North 16th Street and Greenwood Avenue in Cañon City. Property is adjacent to a City Market anchored shopping center and Walgreens, within the primary retail shopping corridor.

The area is a popular tourist destination, famous for The Royal Gorge Canyon, whitewater rafting, and rock climbing.



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Freestanding Building

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Property Details

Price:	Now \$1,700,000 \$1,900,000
Building:	Class C
Zoning:	C (General Commercial)
Size:	12,750 SF Bldg on 0.64 Acres
Parking:	37 Spaces
Marquee Sign:	Approx. 10'h x 24'w and 25' tall
Construction:	Block
Restrooms:	2
Exits:	Side and Rear Doors
Rooms:	Storage Area, Breakroom, Office Area
Back Office:	Built-Ins with two large plate glass security windows
Year Built:	1967
Years Renovated:	2000 New facade and concrete parking lot 2016 Office areas 2017 Sidewalk replaced 2017 Phase 1 completed

