

**Customer Full Report**



**MLS#:** 714421      **St:** ACT      **LP:** \$230,000  
 Cascade ST, Calhan, CO      **Zip:** 80808  
**Area:** C/R - Calhan/Ramah      **County:** El Paso  
**TCR Area:**      **SubArea:** Calhan  
**Schedule #:** 2202210016      **Top:** 5554      **Side:** 2223  
**BSA:**      **Legal Description:** N 75 Ft Of Lot 2, S 75 Ft Of Lot 3 Blk 5 Motts Add Calhan

**Zone:** UNZONED      **Zone Entity:** CAL  
**Type of Property:** Warehouse/Storage  
**Industrial Type:**  
**Retail Type:**

	Total	Min Avail	Max Contig	Divisible
<b>Acres:</b>	0.48			
<b>Lot SqFt:</b>	20,875			N
<b>Vacant Space:</b>				
<b>Unit 1:</b>				
<b>Unit 2:</b>				
<b>Unit 3:</b>				
<b>Building Total:</b>	6,832			N
<b>Building Name:</b> Ververs Sales				
<b>Anchor:</b>				

**Property Description**

**Construction Year:** 1988      **Stories:** 1      **Parking Spaces:**      **Sprinklers:** N  
**Street Desc/Access:** City/Town Road, Paved  
**Ceiling Height:** 13      **Total Units:** 1      **Land Usage:**      **Office Class:**  
**Use:** Shop, Manuf, Storage      **SqFt Source:** Realtor Measured  
**Rights For Sale:** None      **Rights For Lease:** None  
**Dock Hi Overhead Door:** N      **Drive In Overhead Door:** Y      **Height of Highest Door:** 12.0      **Width of Widest Door:** 10  
**Outside Storage:** Y      **Ground Level:** Y      **Rail Available:**      **Rail Provider:**  
**SIC Code:**      **NAICS Code:**

**Business Information**

**Offered For:** Sale      **Lease Rate High:**      **Lease Rate Low:**      **Lease Rate Per:**  
**Lease Type:**      **NNN:**      **Lease Interior Finish:**  
**Lease SqFt Allowance:**      **Sale Price High:** \$230,000      **Sale Price Low:**  
**Sale Interior Finish:**      **Sale SqFt Allowance:**  
**Scheduled Gross Income:**      **NOI:**      **Special District:**

**Offers/Financials**

**Terms Offered:** Cash, Conventional

**Possession Terms:** DOD + Days      **Earnest Money:** \$2,500  
**Earnest Money Promissory Note Acceptable:** N      **Assumable Loan:** N      **Assumption Information:**  
**Existing Loan:**      **Loan Balance:**      **Payment:**      **Interest:**      **Tax:**

**Exclusions:**

Propane tank, metal shelving in the northeast corner of the shop and rolling metal ladder. All personal property shall be excluded unless specifically listed as an Inclusion.

**Extras:**

RE Verber-Ray gas fired radiant heater & 4' x 16' x 6' high wooden shelf unit in southeast corner of shop.

**Property Description Remarks:**

Nice warehouse with air conditioned office area. This property has been used for manufacturing in the past & offers a lot of possibilities. Nice setting in a rural community but not far from the big city. 60' x 100' warehouse with 13' sidewalls & 3 overhead doors. Warehouse is all metal for low maintenance. 16' x 52' office addition with kitchen area. Office area is currently used as living quarters. Three-quarter & half baths. Several other finished areas. See Supplemental Remarks for more info.

**Property Desc Supplemental Remarks:**

Over 6,800 square feet with warehouse & office. 28' x 32' detached 2 car garage. Loading dock in alley. Lots of extras. This property has been well maintained & is ready to go. Anyone looking for a garage, shop, warehouse or similar building will want to see this nice property.

**Directions/Cross Street:**

From Powers Blvd in Colorado Springs take Hwy 24 northeast 25 miles to Calhan, continue on Hwy 24 for 3 blocks to Cascade, then right (south) a little over 1 block

**Sold Information:**

**Sold Price:**

**Sold Date:**

**CDOM: 0**

**Sold Terms:**