

\$10,000,000 - 23054 Us Highway 160, Walsenburg

MLS® #7872991 Listing Office Code Of The West Real Estate

\$10,000,000

0 Bedroom, 2.00 Bathroom, 65,000 sqft
Income on 35 Acres

Walsenburg, Walsenburg, CO

Impressive Commercial Cannabis Campus. This unique property sits on 35 acres with 5 growing sites and has approved Augmentation Plans, City Water, City Sewer, Natural Gas, 3 Phase Power, and so much more with plenty of room to 'grow'. Site 1 includes a 48,000 sqft greenhouse fit to accommodate a 3600 plant count as well as a 3,600 sqft processing building with security system and backup generators. Site 2 and 3 are undeveloped but approved to grow with utilities in place and unprecedented potential. Site 4 includes a 9,700 square foot greenhouse and a 1,969 square foot office/processing building and is ready for a new tenant. Site 5 has a large commercial metal building used for indoor growing. The campus is conveniently located 3 miles west of the city of Walsenburg on HWY 160 in Huerfano County. For more information or to schedule a showing-give us a call today.



Listing Courtesy of Code Of The West Real Estate

Built in 2015

Essential Information

MLS® #	7872991
Price	\$10,000,000
Price Per SqFt	\$154
Bathrooms	2.00



Square Footage	65,000
Acres	35.03
Year Built	2015
Type	Income
Sub-Type	Commercial
Status	Active

PropertyValuationSnippet

PropertyValuationSnippet 7872991

Community Information

Address	23054 Us Highway 160
Subdivision	Walsenburg
City	Walsenburg
County	Huerfano
State	CO
Zip Code	81089

Interior

Heating	Forced Air
Cooling	Air Conditioning-Central

Exterior

Lot Description	1525907.00
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Additional Information

Days on Website	237
Zoning	Commercial



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