Highway Frontage Commercial Lot in Gunnison Colorado
1012 Highway 135
Gunnison, CO 81230

$625,000
0.84± Acres
Gunnison County

GREAT PLAINS
LAND Co

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
1012 Highway 135

City, State Zip
Gunnison, CO 81230

County
Gunnison County

Type
Commercial, Lot, Business Opportunity

Latitude / Longitude
38.559185 / -106.92636

Acreage
0.84

Price
$625,000

Property Website
greatplainslandcompany.com

PROPERTY DESCRIPTION

Prime mountain commercial opportunity with approximately 165 feet of Highway 135 frontage just inside Gunnison city limits! This recently fenced and landscaped property offers exceptional visibility, easy access, and endless development potential in one of the area's most sought-after commercial corridors.

Located within a federally designated Opportunity Zone, this property may provide significant tax advantages, including the potential to defer capital gains taxes and, under current Opportunity Zone guidelines, potentially eliminate capital gains taxes on qualifying improvements if held for the required investment period.

The level lot features mature trees, attractive landscaping, a rock-wall border, and an ideal development footprint. Commercial zoning allows for a wide variety of uses while also permitting second-story residential or multifamily development. Current zoning provides for up to 70 units per acre, with a maximum lot coverage of 90% allocated to structures, parking, and access, and 10% dedicated to landscaping.

The City has indicated that alternative site plans may be considered through the planning and zoning process, including concepts that incorporate residential or multifamily components at ground level, provided that commercial use remains along the Highway 135 frontage.

Utilities are readily available, with electric and sewer accessible to the property and a paid-for city water tap expected soon.

Potential approved uses include:

- Professional office space
- Engineering firms
- Architectural and design studios
- Legal offices
- Medical and healthcare services
- Real estate offices
- Light industrial operations
- Equipment rental businesses
- Geotechnical testing facilities
- Fabrication and manufacturing uses
- Brewery or distillery operations
- Brewery, winery, or distillery tasting rooms

Whether you're an investor, developer, or business owner looking for premium highway frontage with flexible zoning and outstanding long-term upside, this rare in-town Opportunity Zone property deserves a closer look.

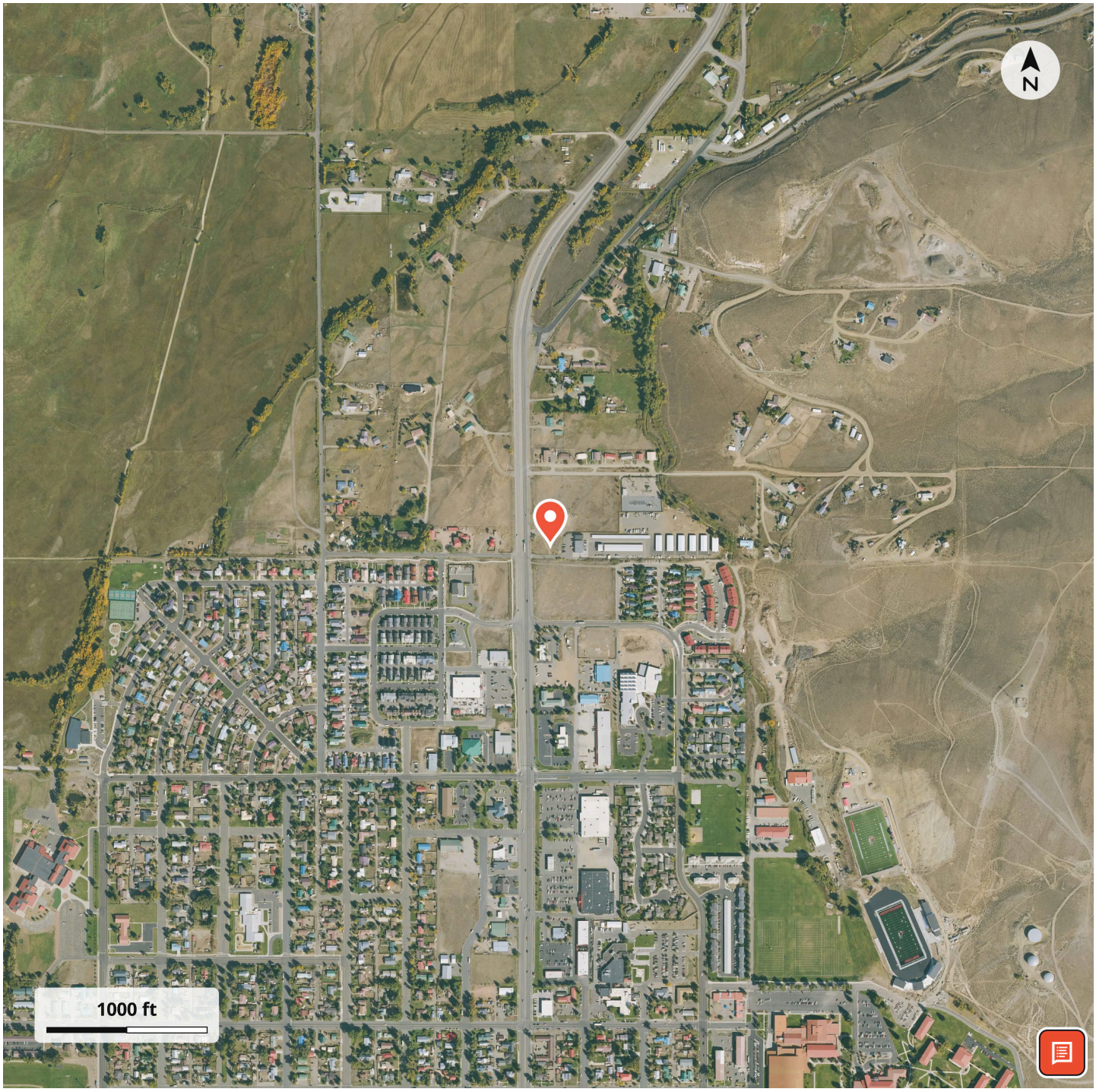
Take advantage of this exceptional commercial development opportunity inside Gunnison city limits today!

Regional Map

Locator Map

N
Co Rd 10
Co Rd 14
State Hwy 135
N 14th St
Gunnison
E Tomichi Ave
US Hwy 50
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
Gunnison, CO 80831

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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