

Cripple Creek Commercial Lots .24 +/- acres
234 W. Bennett
Cripple Creek, CO 80813

\$199,000
0.240± Acres
Teller County



**Cripple Creek Commercial Lots .24 +/- acres
Cripple Creek, CO / Teller County**

SUMMARY

Address

234 W. Bennett

City, State Zip

Cripple Creek, CO 80813

County

Teller County

Type

Commercial

Latitude / Longitude

38.746262 / -105.183415

Taxes (Annually)

174

Acreage

0.240

Price

\$199,000

Property Website

<https://greatplainslandcompany.com/detail/cripple-creek-commercial-lots-24-acres-teller-colorado/111240/>



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PROPERTY DESCRIPTION

Exceptional development opportunity in the thriving casino town of Cripple Creek, Colorado! Ideally located just steps from the historic downtown district, this prime building site is perfectly positioned for commercial, mixed-use, hospitality, retail, or residential development. Municipal water and sewer taps are already paid, with natural gas, electricity, high-speed internet, paved streets, curb, gutter, and sidewalks all in place-making this a truly shovel-ready investment.

The gently sloping parcel offers outstanding flexibility for a variety of building designs while capturing stunning mountain and city views. This property consists of 3 1/2 lots, with the adjoining 5 1/2 -lot parcel (former site of the Westward Ho Motel) also available separately, creating even greater potential for larger-scale commercial, casino-related, lodging, retail, or mixed-use projects.

Enjoy a highly walkable location just minutes from casinos, restaurants, shops, museums, schools, festivals, and year-round community events. The area's strong economy is supported by one of the largest active gold mines in the United States and Cripple Creek's expanding gaming, tourism, and hospitality industries, providing a steady workforce and growing visitor base.

Outdoor recreation is unmatched, with National Forest and BLM lands nearby, plus easy access to world-class skiing, fishing, hiking, ATV trails, and snow sports. Conveniently located about 90 minutes from Colorado Springs Airport and just over two hours from Denver.

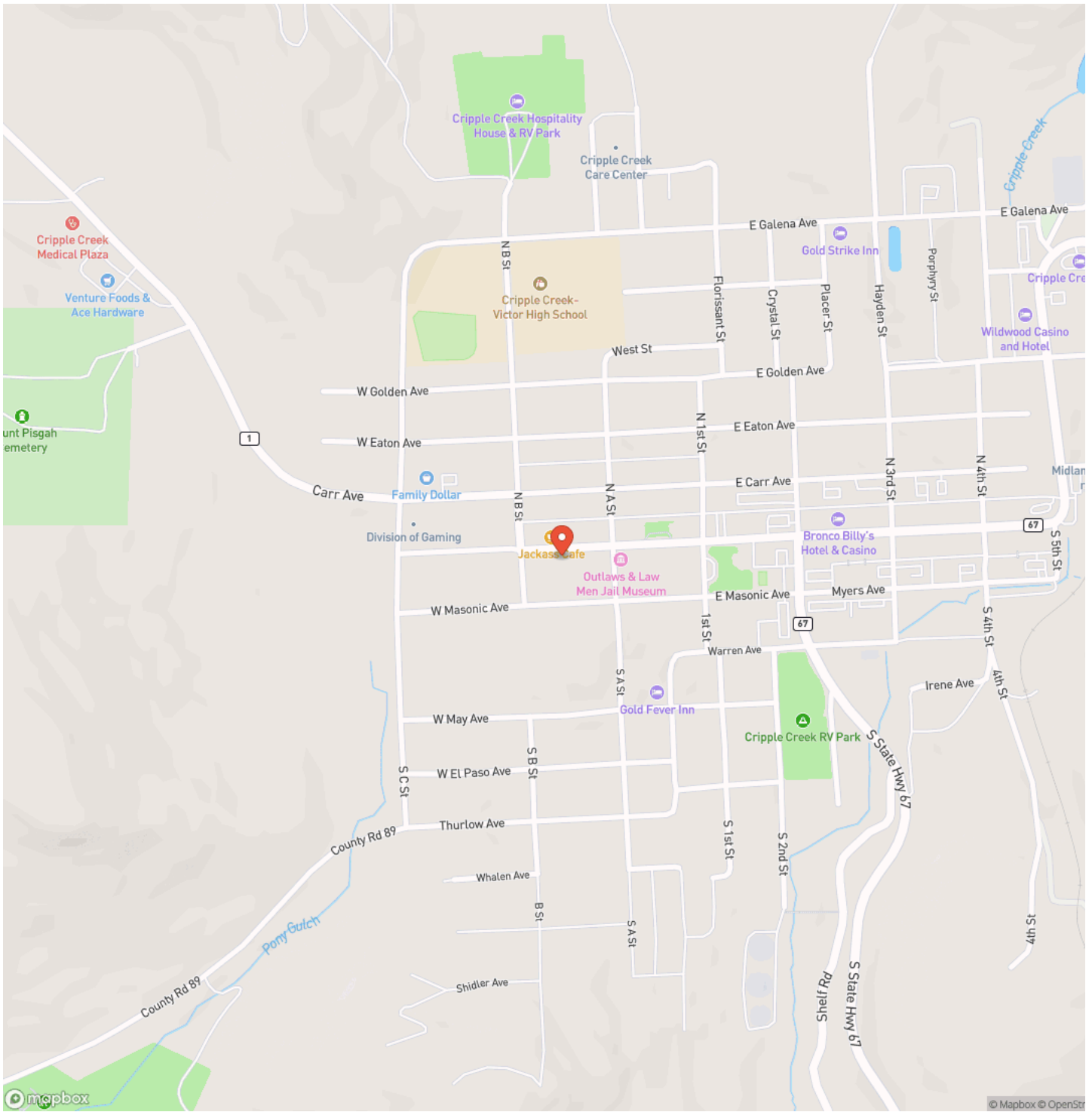
Commercial-ready parcels in the heart of Cripple Creek are becoming increasingly scarce. With the city's ongoing revitalization and continued investment in tourism and gaming, this is an outstanding opportunity to secure a premier development site in one of Colorado's fastest-growing mountain destinations.



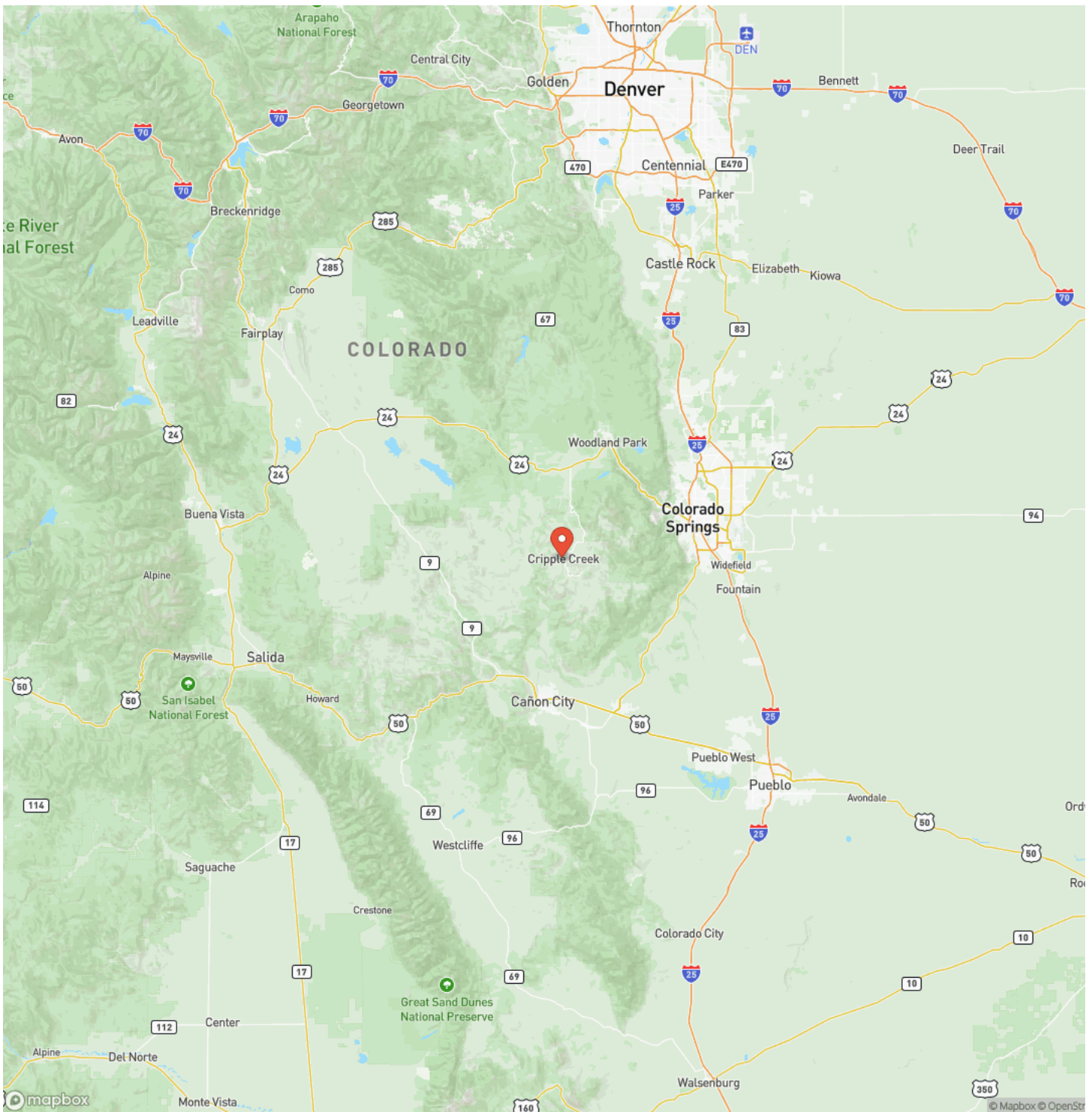
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Locator Map



Locator Map



Satellite Map



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.



GREAT PLAINS

LAND CO.

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