

Cripple Creek Commercial 8.1
TBD Cty Rd 1
Cripple Creek, CO 80813

\$350,000
8.1± Acres
Teller County



Cripple Creek Commercial 8.1

Cripple Creek, CO / Teller County

SUMMARY

Address

TBD Cty Rd 1 null

City, State Zip

Cripple Creek, CO 80813

County

Teller County

Type

Lot, Business Opportunity, Commercial

Latitude / Longitude

38.750911 / -105.191582

Taxes (Annually)

\$2,220

Acreage

8.1

Price

\$350,000

Property Website

<https://greatplainslandcompany.com/detail/cripple-creek-commercial-8-1/teller/colorado/113234/>



Cripple Creek Commercial 8.1

Cripple Creek, CO / Teller County

PROPERTY DESCRIPTION

Exceptional opportunity to acquire 8.1 acres of vacant commercial land in one of Cripple Creek's most visible and accessible locations. Positioned directly across from the community's grocery and hardware store and adjacent to the Teller County Fairgrounds, this property offers outstanding exposure and convenient access for a wide range of commercial or mixed-use development opportunities.

With a strategic location that serves both local residents and the steady flow of visitors to the area, this site is well suited for retail, hospitality, service businesses, recreational uses, storage, or other commercial ventures, subject to applicable zoning and approvals.

Property highlights include:

- 8.1 acres of commercially zoned vacant land
- High-visibility location with excellent road frontage
- Directly across from the local grocery and hardware store
- Adjacent to the Teller County Fairgrounds
- Easy access from major routes through Cripple Creek
- Ample space for a variety of development concepts
- Located in a growing tourism and recreation market with year-round traffic

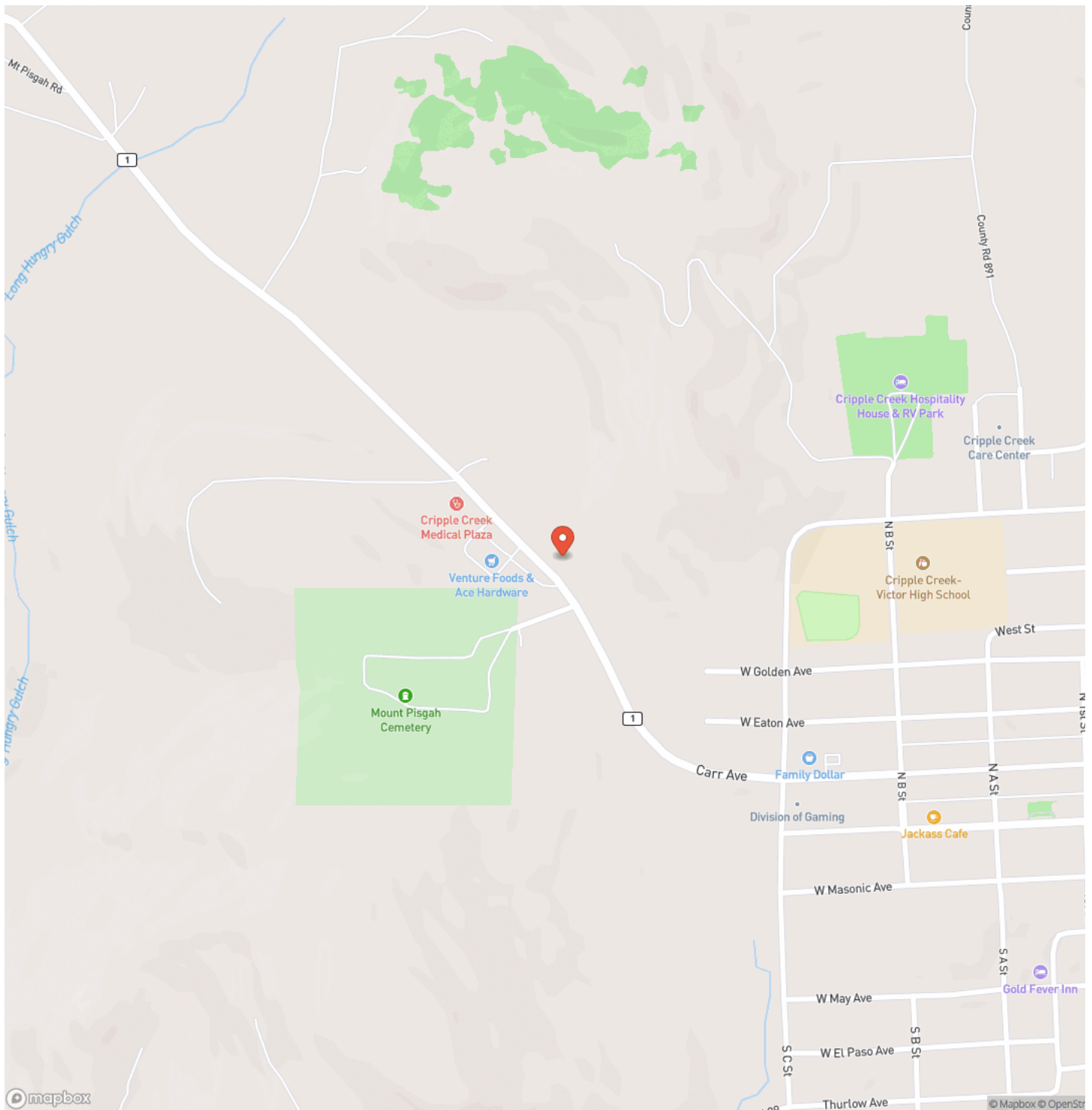
Whether you're looking to establish a new business, expand your commercial portfolio, or invest in one of Cripple Creek's premier development sites, this property offers the location, visibility, and potential to bring your vision to life.



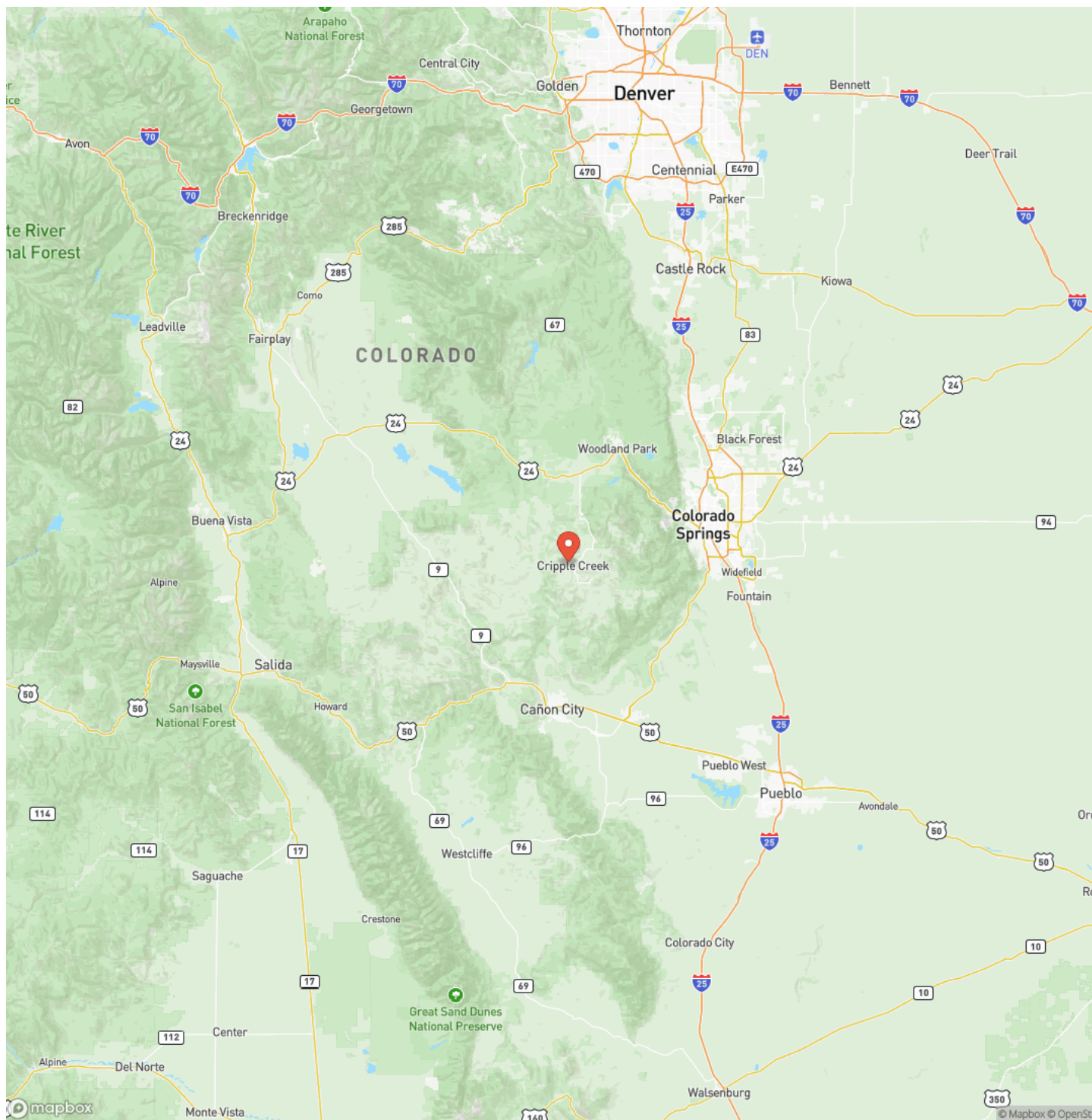
Cripple Creek Commercial 8.1
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

Divide, CO 80814

NOTES

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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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