

Cripple Creek Commercial Lot .37 +/- ac
236 W. Bennett Ave
Cripple Creek, CO 80813

\$259,900
0.37± Acres
Teller County



**Cripple Creek Commercial Lot .37 +/- ac
Cripple Creek, CO / Teller County**

SUMMARY

Address

236 W. Bennett Ave null

City, State Zip

Cripple Creek, CO 80813

County

Teller County

Type

Commercial

Latitude / Longitude

38.74629 / -105.184106

Taxes (Annually)

\$443

Acreage

0.37

Price

\$259,900

Property Website

<https://greatplainslandcompany.com/detail/cripple-creek-commercial-lot-37-ac/teller/colorado/111203/>



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PROPERTY DESCRIPTION

Exceptional commercial development opportunity in the heart of historic Cripple Creek

Colorado's legendary Gold Camp and one of the state's premier gaming and tourism destinations. Formerly the site of the Westward Ho Motel, this rare offering includes approximately 5 1/2 city lots with municipal water and sewer taps already paid, plus natural gas, electricity, and high-speed internet readily available. Paved streets, curb and gutter, and sidewalks are already in place.

The gently sloping terrain is ideal for a boutique hotel, hospitality development, mixed-use project, retail center, restaurant, entertainment venue, office space, or other commercial venture. An adjacent 3 1/2 -lot parcel is also available separately, offering the potential for an even larger development.

Within walking distance of renowned casinos, restaurants, shopping, museums, nightlife, festivals, and year-round events, this property offers outstanding convenience for visitors and residents alike.

The local economy is anchored by a thriving casino industry and one of the nation's largest active gold mining operations in nearby Victor. Outdoor recreation abounds with National Forest and BLM lands, hiking, ATV trails, fishing, hunting, snow sports, and world-class skiing nearby.

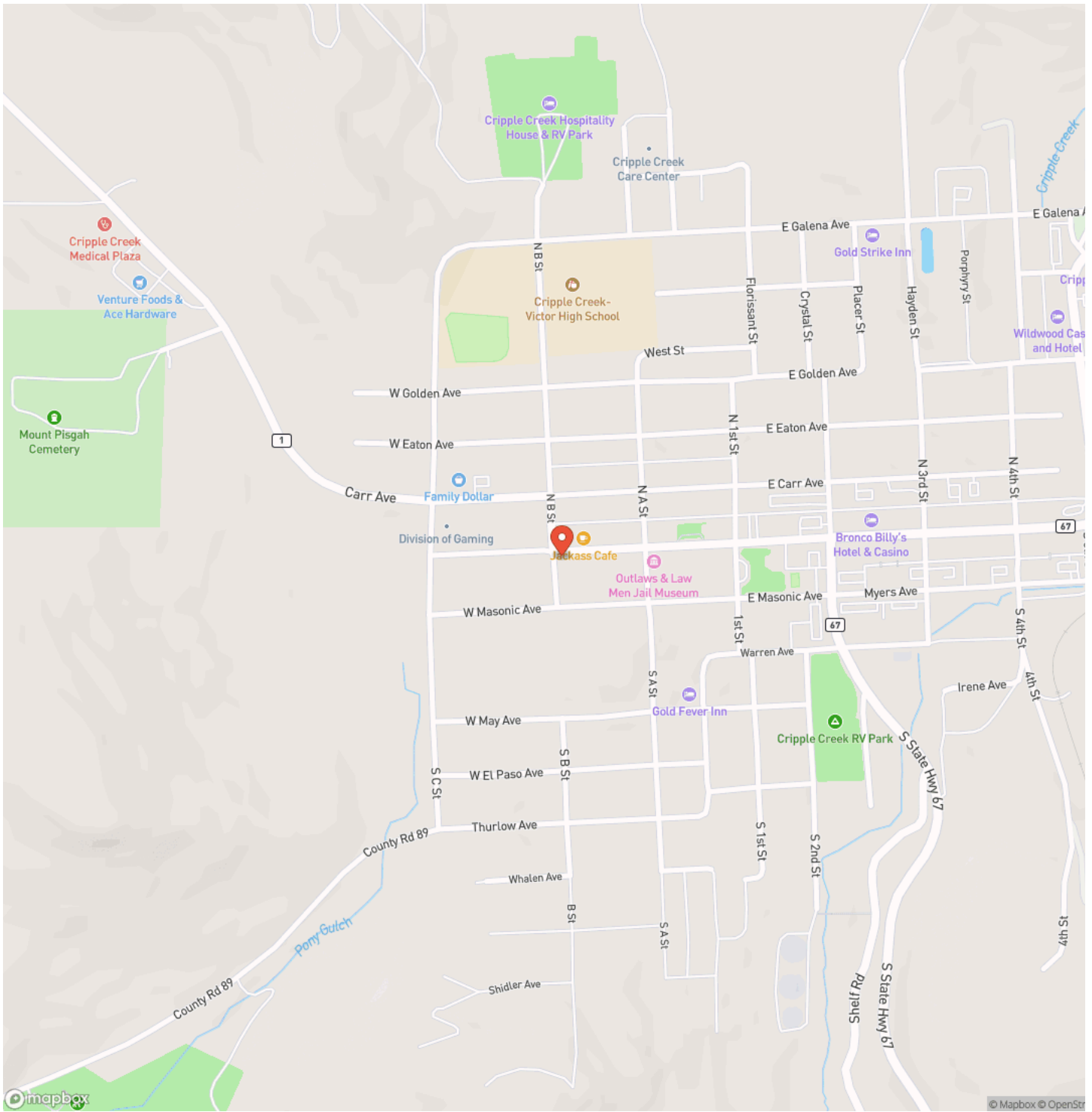
Just 90 minutes from Colorado Springs and a little over two hours from Denver, this commercial-ready property offers an increasingly rare opportunity to develop in one of Colorado's fastest-growing mountain destinations. Invest now and become part of Cripple Creek's exciting future.



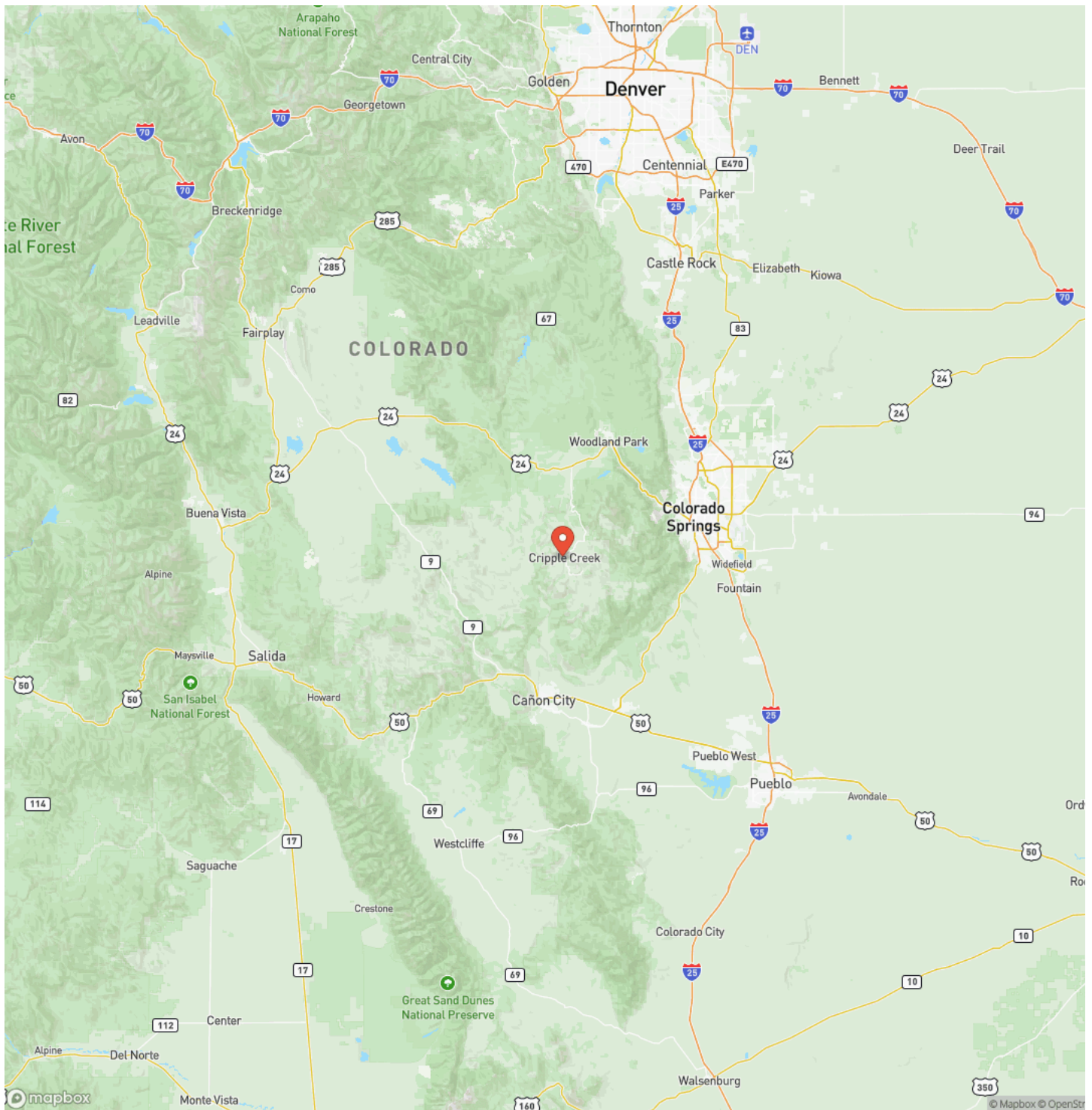
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Locator Map



Locator 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.



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