

\$525,000 - 33622 Cr 58ee, Villa Grove

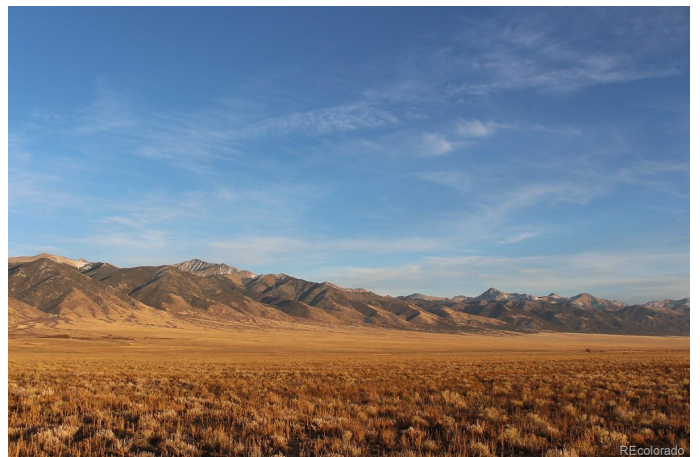
MLS® #8210289 BY COLORADO Listing Office: Western Life Real Estate

\$525,000

0 Bedroom, 0.00 Bathroom, 1,500 sqft
Commercial Sale on 37 Acres

N/A, Villa Grove, CO

Rare opportunity for live work with incredible return on investment potential. It is the perfect setting with unbelievable views, privacy, and proximity to Salida's conveniences and work force. Currently two pristine metal buildings and 3 Nexus greenhouses set up for turn key grow operation. There are two 2500 gallon water storage tanks with state of the art Reverse Osmosis system. The 30x50 building has an office, full bathroom, trim room, drying room, work room with overhead door and a veg room with LED lights. The building has central heat and foam insulation. Newly constructed in late 2018. The facility is enclosed with a chain-link fence and has a security system with 40 cameras and motion detectors. There is a 4th Nexus greenhouse that has not yet been constructed, and the seller has local approval for 4 more greenhouses. Perfect for organic farm/greenhouse op as well. 400 amp electrical service for your power needs. Facility upgrades include modine 150,000 btu gas heaters, double layer inflatable shell, automatic light deprivation system, automatic irrigation system, new 6 yr plastic installed 2021, and water filtration system for building and greenhouses. **The facility is being sold with a Tier 1 Rec OPC license** video link: <https://youtu.be/lbwhcGp2YeE>. The adjoining 38 acres is also for sale which has a 3BR/2BT home and over 6500 square feet of warehouse



space along with 800 amp service. All buildings have heating and AC completely wired and ready to go to add to this already amazing opportunity for growing.

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Listing Courtesy of Western Life Real Estate

Built in 2018

Essential Information

MLS® #	8210289
Price	\$525,000
Bathrooms	0.00
Square Footage	1,500
Acres	37.28
Year Built	2018
Type	Commercial Sale
Sub-Type	Special Purpose
Status	Active
Features	Storage, Wi-Fi

Community Information

Address	33622 Cr 58ee
Subdivision	N/A
City	Villa Grove
County	Saguache
State	CO
Zip Code	81155

Amenities

Utilities	Electricity Connected, Phone Connected, Propane
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Exterior

Roof	Metal
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Additional Information

Date Listed	July 19th, 2024
Zoning	Commercial

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