

MIXED USE FACILITY FOR SALE
ON 71 ACRES WITH AN
ADDITIONAL 80 ACRES
AVAILABLE

10460 West Highway 24
Green Mountain Falls, CO 80819

Exclusively Marketed by:

Russell Stroud, CCIM

Senior Broker

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OFFERING MEMORANDUM

CONTENTS

01 Executive Summary

Investment Summary	3
Location Summary	4

02 Property Description

Parcel Map	5
Site Plan	6
Main Building Summary	7
Dormitory Layout	8

Previous Uses

- Church
- School
- Treatment Facility

Other Possible Uses

- Residential Development
- Affordable Housing
- Nonprofit
- Recreational Facility
- Camp Facility
- Corporate Retreat

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Quantum
Commercial Group Inc

101 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

OFFERING SUMMARY

ADDRESS 10460 West Highway 24
Green Mountain Falls CO 80819

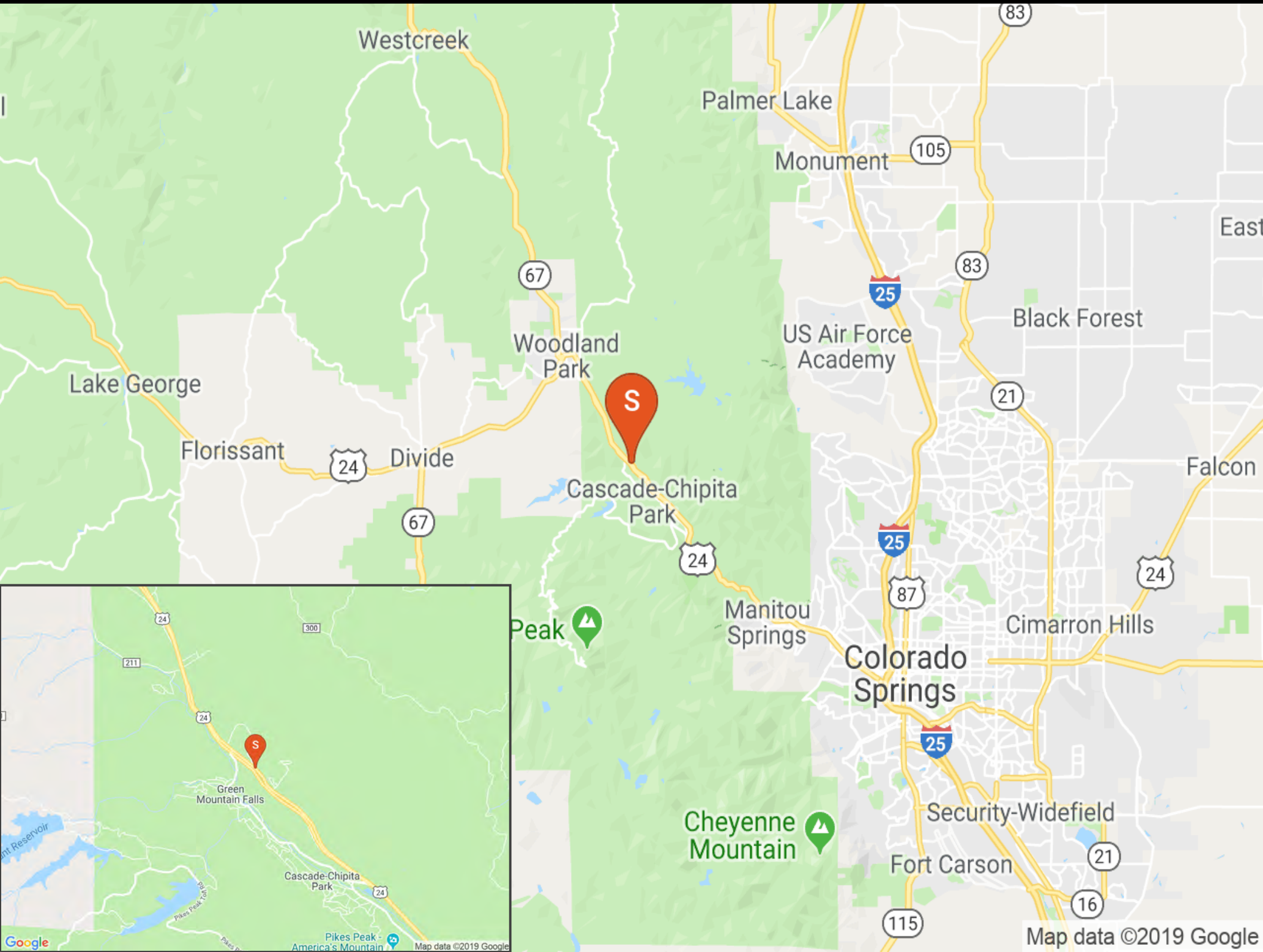
COUNTY El Paso

FINANCIAL SUMMARY

OFFERING PRICE \$2,000,000

- Mixed Use Main Building Plus 14 Additional Structures
- In-Place Income from Cabins
- Beautiful Mountain Setting
- Easy Access to Highway 24
- 20 Minutes to Downtown Colorado Springs
- 8 Minutes to Woodland Park
- 71 Acre Parcel
- 80 Acres of Additional Land Available
- Zoned R-T (Residential Topographical)





Optional Parcel
(40 Acres)

8305400016

Subject Parcel
(71 Acres)

8305400020

Optional Parcel
(40 Acres)

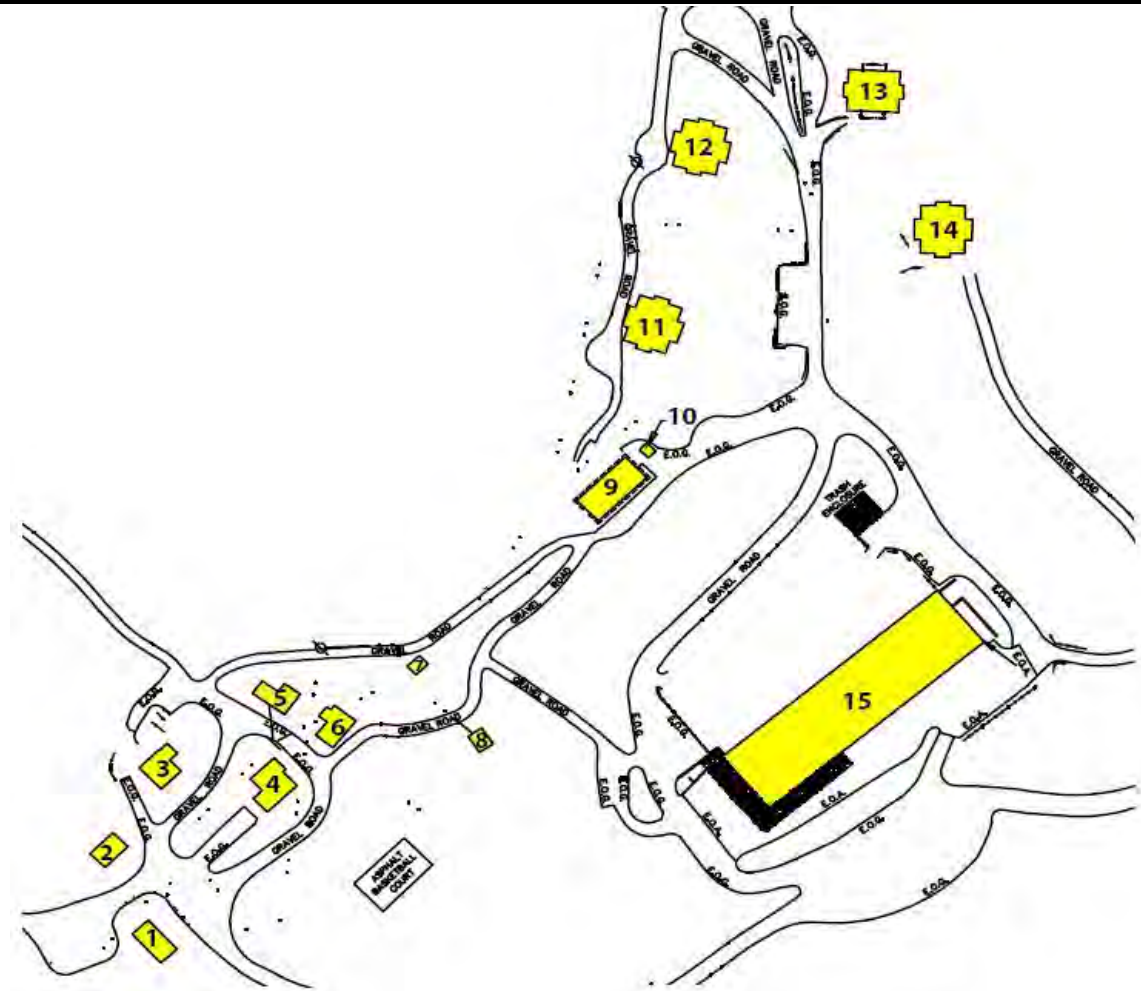
8300000004

W HWY 24

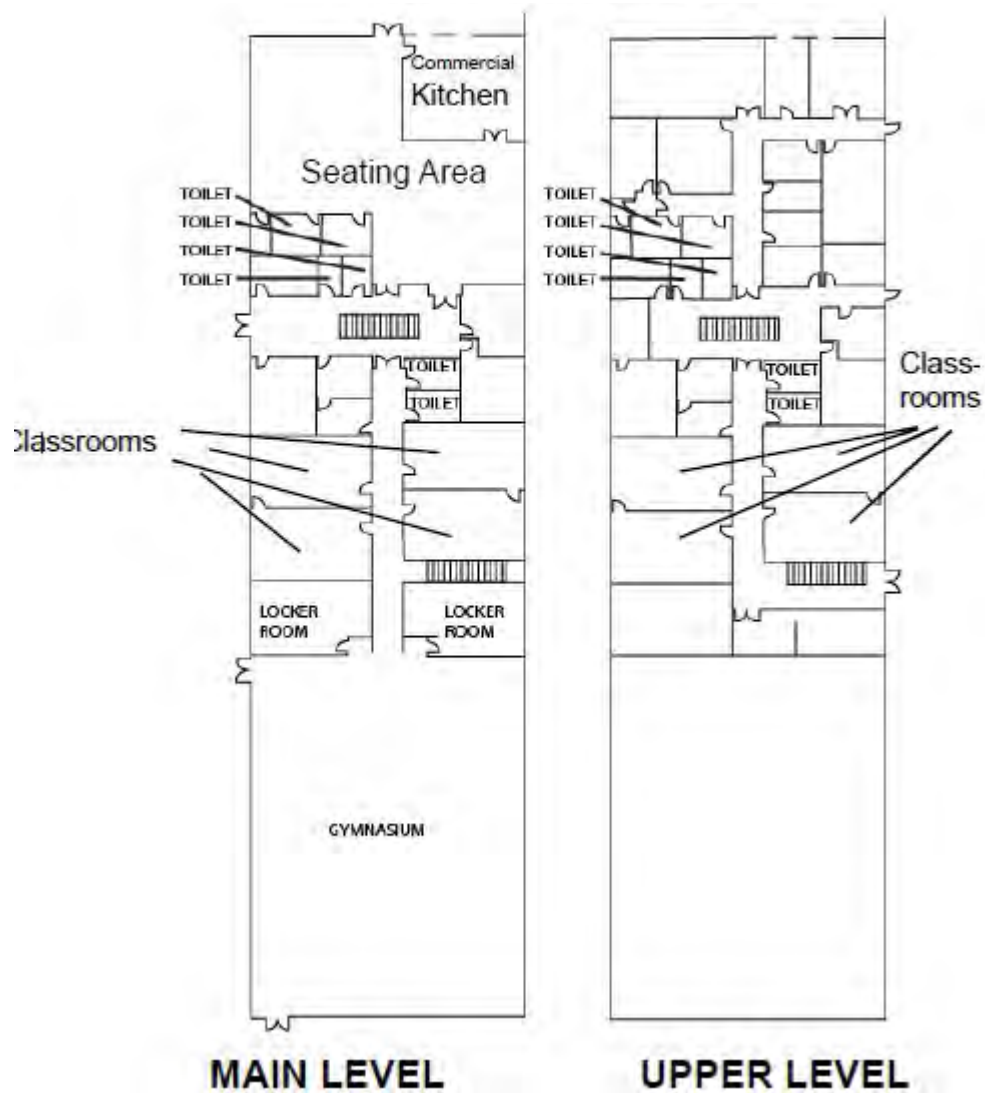
34.7°N, 105°00'40.9"W (38.94296, -105.01136)

100 ft

Building	Size (SF)	Description
1	859	House
2	635	Garage
3	974	House
4	1,305	Shed
5	798	House
6	903	Shed
7	198	Shed
8	314	House
9	1,959	House
10	124	Shed
11	2,525	Dormitory
12	2,528	Dormitory
13	2,241	Dormitory
14	2,527	Dormitory
15	30,000	Main Building

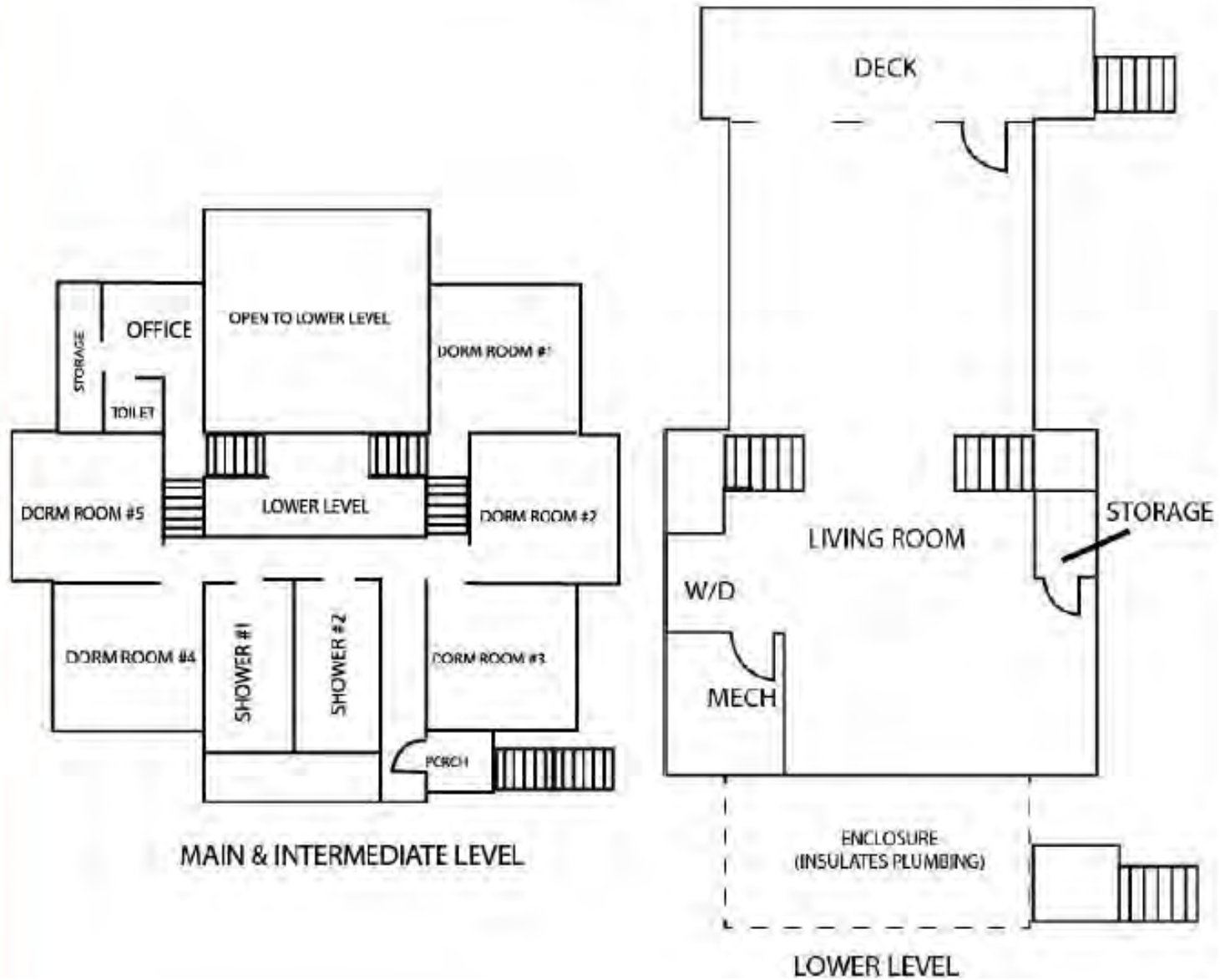


Layout of Main Building - 30,000 Square Feet



- Elevator
- Gymnasium With Attached Showers and Locker Rooms
- Commercial Kitchen
- Seating Area
- Class Rooms
- Offices
- Multiple Restrooms On Each Level

Layout of Dormitories - 5 Bedroom, 2.5 Baths



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