

# FOR SALE

84 Highway 105, Palmer Lake, CO 80133

## Great Owner/User or Investment Opportunity!



- Prime Mixed-Use Property located in the Heart of Palmer Lake
- Large Corner Lot with Excellent Visibility
- Uses Include Restaurant, Warehouse/Manufacturing, Residential, Office
- Below Market Rental Rates – Upside Potential
- Potential for Additional Development
- Vacant Land Can Be Purchased Separately (Subject to finalizing the new plat)

[Click Here For Additional Photos](#)

### Property Details

Front Building: +/- 6,105 SF  
Office Building: +/- 935 SF  
Total: +/- 7,040 SF

Land: +/- 39,500 SF

Zoning: CC (Convenience Commercial)

Year Built: 1926 – 1934

Price: \$1,500,000

Price for Land: (Call Broker)



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**Quantum**  
Commercial Group Inc

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Real Estate Services



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