

## FOR SALE

404 Rampart Range Road  
Woodland Park, CO 80863



## SMALL INFILL LAND SITE



- Rare small commercial site
- Woodland Park infill opportunity
- Two parcels totaling 0.32 acres
- \$85,000 cash

Rare opportunity to own a small commercial infill site in Woodland Park, CO. Two adjacent 0.16 acre parcels priced as a package for a total of 0.32 acres. Flexible Woodland Park NC (Neighborhood Commercial) zoning allows many different office, medical and retail uses. Adjacent to Woodland Park High School.

Strategically located along Rampart Range road only blocks away from Downtown. Surrounded by commercial and residential development. Easy all points access via Rampart Range Road and Highway 24.



**For more information, please contact:**

Michael R. Helwege, Principal  
+1.719.822.1880 - [mike@COREcommbc.com](mailto:mike@COREcommbc.com)

**[www.COREcommbc.com](http://www.COREcommbc.com)**

**FOR SALE**

**404 Rampart Range Road  
Woodland Park, CO 80863**

**CORE**  
COMMERCIAL

**SMALL INFILL LAND SITE**

**LOCATION**

Located along Rampart Range Road, only blocks away from Downtown Woodland Park.

**TAX SCHEDULE NUMBER**

6031.192140060 and 6031.192140070

**LEGAL DESCRIPTION**

L6 B2 ASPENWOOD SUBDIVISION and  
L7 B2 ASPENWOOD SUBDIVISION

**ZONING**

NC (Neighborhood Commercial)

**SITE**

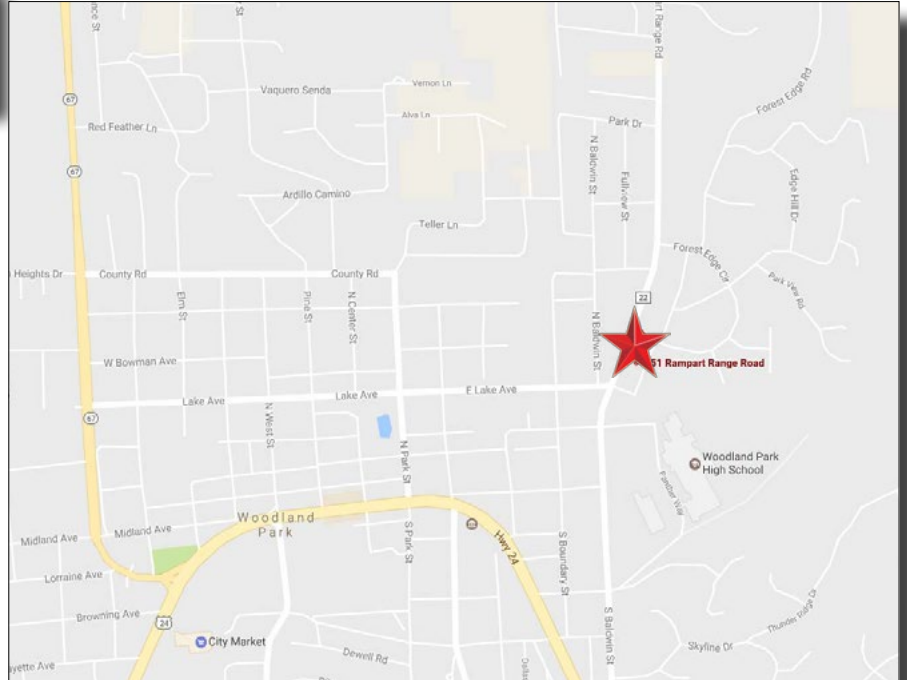
0.38 Acres

**2016 REAL ESTATE TAXES**

\$1,300.36

**ASKING PRICE**

\$85,000



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