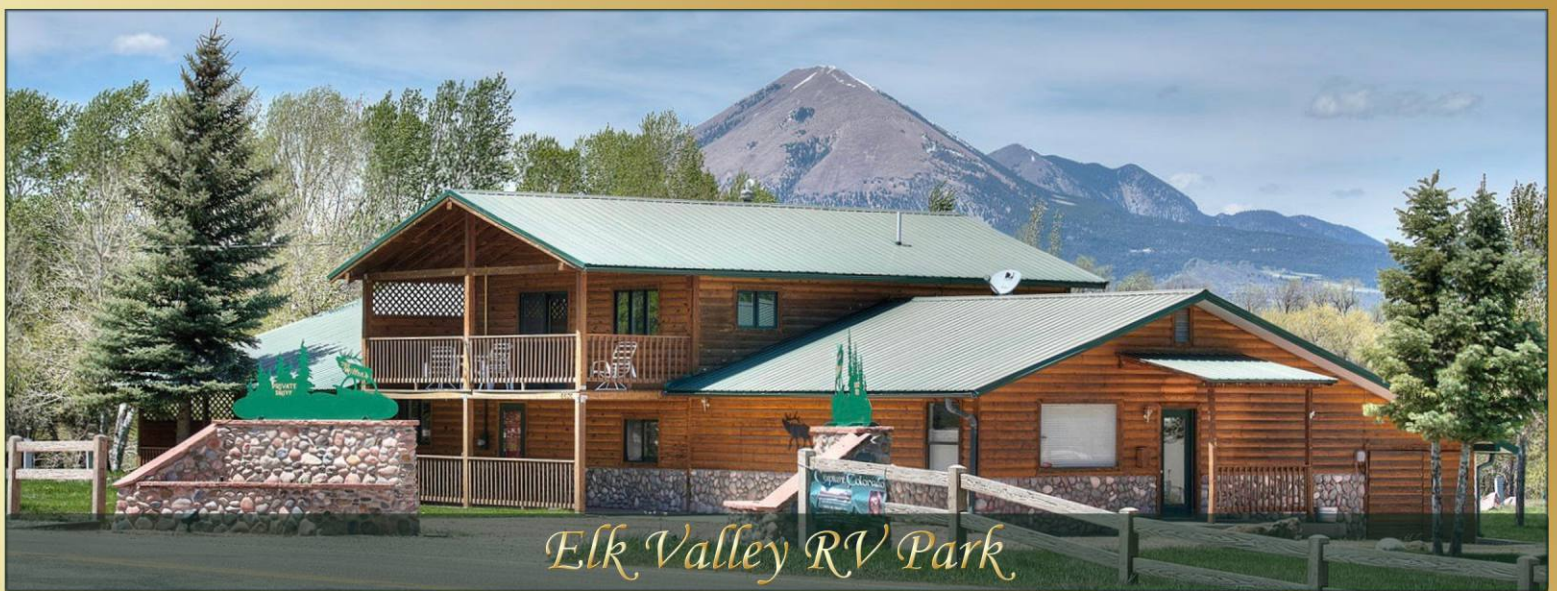


Hwy 12, LaVeta  
\$2,100,000

Capture Colorado  
Mountain Properties, llc.  
CaptureColorado.com



**3 Buildings, 24 RV Hookups  
17,395 Sqft. 3.52 Acres**

This multi-purpose commercial property has it all -Location, Views, and Amazing Income Producing Potential! This 3.52 acre property is located just off Hwy 12 with approx. 400 feet of state highway frontage on the well known Scenic Highway of Legends. Property is located across the highway from recently re-opened Grandote Golf Course designed by Tom Weiskoff. Magnificent views of the Spanish Peaks and Cuchara River frontage. A beautiful log sided & stone 4 bedroom/2 bath home with over 3,995 sqft of space for gift/fly/recreational shop. The RV park has 24 sites with full hookups including water, sewer, and electric. Additional building on the property has 9,400 sqft with income potential for leasing to other businesses (former tenants incl. church and wood shop). Includes \$100,000 of building materials. Open to trade for cannabis related property.

**Call Jacky Christian at 719-469-4545  
Jacky@CaptureColorado.com**

