

Single Family - Monument, CO



1480 Higby Road, Monument, CO, 80132

Offered at \$4,000,000

Build your DREAM HOME on this gorgeous 35-acre parcel with a 22,104 sq. ft. equestrian facility located just outside Monument City limits. A comfortable 960 sq.ft. 2-bedroom apartment provides a Live/Work arrangement while you develop property to your needs & could be your future caretaker's home. Level grassy pastures are fenced and cross-fenced. Conifer pines span the western boundary. Stunning Pikes Peak views from many building sites. There is every feature an equestrian could ask for. Want multiple houses? Subdivide the land into six 5+acre parcels (A-5 zoning) with mountain views! A water augmentation plan is already in place for 3 more wells. This is currently a mixed-use residential & commercial facility (equine veterinary hospital could also have small animal practice). Tons of expansion possibilities. The main structure is located on north-central portion of property with open pastures to east & south. MULTI-USE MAIN STRUCTURE includes: 4048 SF Veterinary Clinic (4 offices, reception, waiting area, kitchen/break room, 2 bathrooms) and separate heat/AC; 960 SF Residence (2 bedrooms, 1 bath) with separate radiant heat; 4296 SF heated 12 Stall Barn (11 runs), 2 overhead doors, bathroom, tack & feed rooms, breakroom & office (additional living quarters), wash area; and an 80'x160' Indoor Covered Arena with lighting & 2 sliding doors connects the barn and clinic. 3-car garage (1456 SF) adjoins the hospital. There is a separate 1920 SF UTILITY BUILDING/SHOP/HAY BARN with 3 overhead doors, electricity, & lighting. Pastures have 2 loafing sheds, multiple riding arenas & jumping area, frost-free hydrants for water and electricity. INCOME PRODUCING CELL TOWER lease runs with land (annual rent increases). Ample parking/storage for RVs, horse trailers, boats. Surrounded by 2.5-acre to 35-acre residential properties with custom homes. Superb proximity to shopping, medical, Fox Run Regional Park, Castle Rock, Colorado Springs, Colorado Springs Airport and DIA.

2 Bedrooms

2 Bathrooms

960 sqft

35 acre (lot size)

Built: 1995



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