

# Mix Use - Monument, CO



## 1480 Higby Road, Monument, CO, 80132

Offered at \$4,000,000

FABULOUS DEVELOPMENT OPPORTUNITY on 35 acres. Zoned A-5 (subdividable). Direct vehicle access from Higby Rd. Less than 1/2 mile to Monument City limits. Superb proximity to shopping, medical, Fox Run Park, Kings Deer, Flying Horse Ranch, Castle Rock, Colorado Springs, airports. Current mixed residential & commercial use includes successful equine veterinary hospital operating under special use permit (allows for treatment of equine & small animals). Excellent Live/Work opportunity while you develop property. Improvements are located on north central portion of property with open pasture to east & south. Nicely treed section runs entire length of west side of property fronting Happy Landing Rd. Parcel is surrounded by 2.5-acre to 35-acre residential properties with custom homes. MULTI-USE MAIN STRUCTURE (22,104 sq. ft. consists of: 4048 SF Veterinary Clinic (4 offices, reception, waiting area, kitchen/break room, 2 bathrooms, laundry, lab, x-ray room, indoor exam room with stall, induction/recovery room, surgery room, & 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, wash area; 12,800 SF Indoor Covered Arena with lighting & 2 sliding doors. Additionally: 1456 SF 3-car garage attached to hospital; 1920 SF free-standing UTILITY BUILDING/HAY BARN has 3 overhead doors, electricity, & lighting. Property is fenced/cross-fenced with 2 loafing sheds, 2 outdoor sand arenas & jumping area. WATER: Well Permit for commercial site, landscape/livestock watering, & household use for 2 single family dwellings. Well permit allows future for a single-family dream residence. Decreed Augmentation plan in place to allow for drilling of 3 more wells if subdivided (each with household plus lawn & garden irrigation, 4 large domestic livestock). INCOME PRODUCING CELL TOWER lease runs with land (annual rent increases). HUGE Storage Potential.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1995



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