

High Visibility Commercial Land for Sale

3010 E MAIN STREET, CAÑON CITY, CO 81212



Overview

Excellent development opportunity in Cañon City, Colorado. Two commercial lots are for sale and ready for development. Infrastructure is already in place, including a road to the new fire station situated at the rear of the site. Sewer, water, and gas taps are in place along with electric service and high-speed internet. The brand-new \$12M Fire Station 3 Headquarters and training facility, built in 2023, is located just behind the available lots.

The parcels are situated close to downtown Cañon City, other retail users, and is easily accessible from Highway-50, the main thoroughfare through town.

Cañon City is the seat of Fremont County and hosts some of the most popular attractions in the state including the Royal Gorge and the Arkansas River. The Arkansas River is the most popular whitewater rafting river in the country and Cañon City serves as the gateway to some of the most trafficked sections of the river. The city is becoming a destination for in-state migration due to its affordable housing and epic outdoor lifestyle.

Lot:	Size:	Price:
2	0.92 Acres (40,280 SF)	\$443,080 (\$11.00 PSF)
3	0.69 Acres (30,208 SF)	\$332,288 (\$11.00 PSF)

Highlights

- High traffic location
- Highway Visibility
- Great location for Retail or Office
- Competitive Pricing
- Mountain Views

Property Details

	Sales Price Lot 2: \$443,080 Lot 3: \$332,288
	Lot Size Lot 2: 0.92 Acres (40,280 SF) Lot 3: 0.69 Acres (30,208 SF)
	Zoning Commercial

Rev: August 19, 2025



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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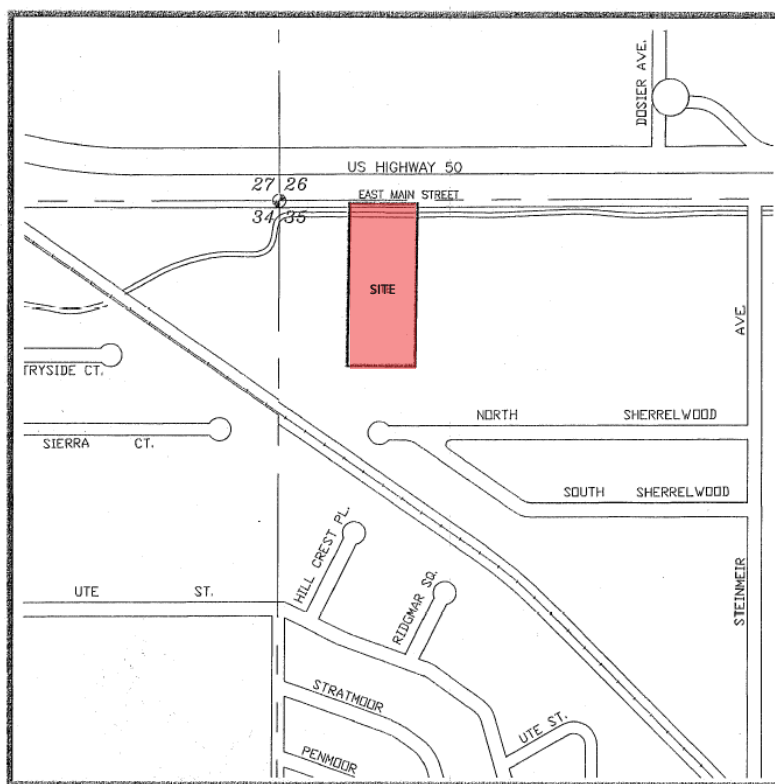
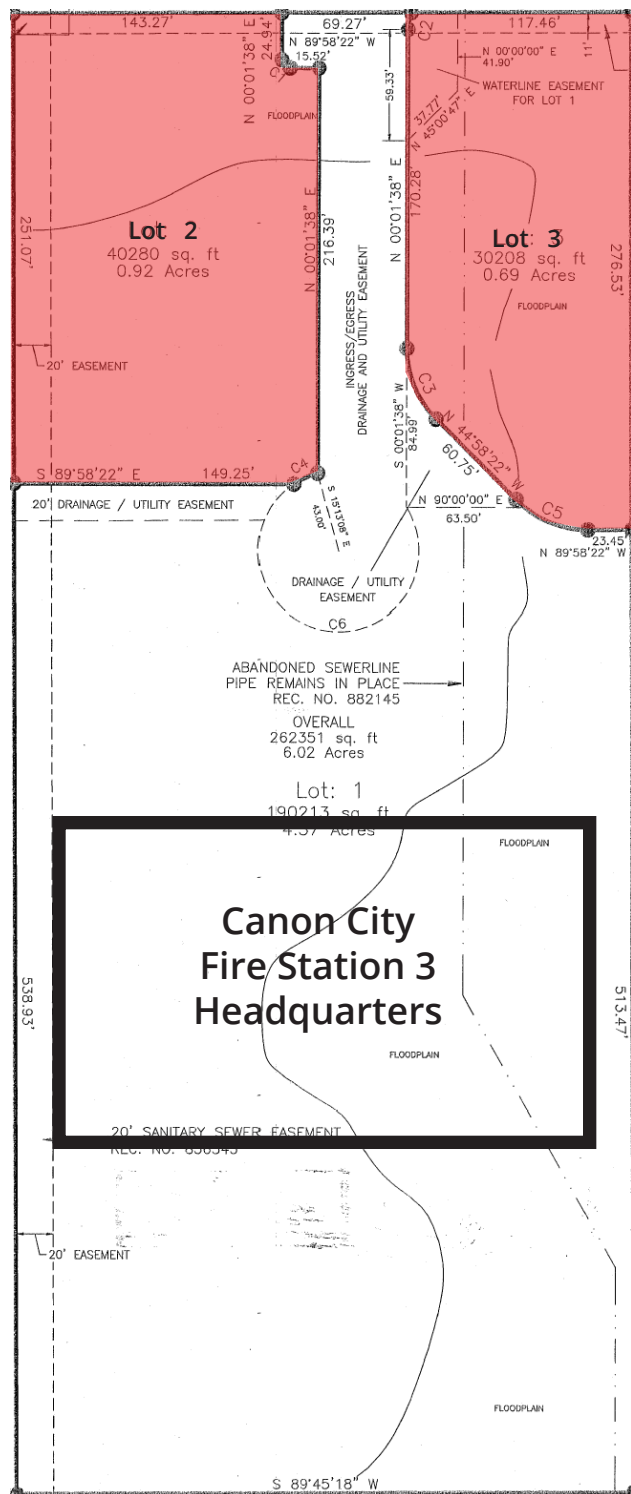
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VICINITY MAP

NOT TO SCALE

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