

Custer County Supply

Custer County, CO | \$733,000



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PRICE:
\$733,000

COUNTY:
Custer County

CLOSEST TOWN:
Westcliffe, CO

Activities & Amenities:

Commercial Building
Income Producing
Recreational Business

Land Details:

Address: 206 Main Street, Westcliffe,
Colorado 81252, USA
Total Acres: 0.00
Zoning: Commercial
Include Business?: Yes
Estimated Taxes: \$5,831 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Apartment
Finished Sq. Ft.: 30'x14' and 20'x11'
Full Bathrooms: 1
Basement: None
Heating Systems: Forced Air & Wood Stove
Foundations: Slab on Grade
Appliances: Dryer, Refrigerator,
Microwave & Washer
Flooring: Hardwood & Tile
Siding: Stone
View: Street

About This Property

Turnkey 2,025 sq ft Main Street commercial building in the heart of Westcliffe. Wide 50' storefront, two rear work or storage spaces, plus a cozy on-site apartment with laundry. Sale includes established apparel & firearms shop, brand contracts, Jeep rental business, and security system. Prime walking-traffic location in a busy mountain town built on hunting, trails, fishing, and year-round adventure.

Improvements

Right in the heart of town sits this solid, 2,025 sq. ft. Main Street commercial building — well-kept, well-placed, and already working for you. The storefront is a wide-open 50' x 25' retail space that's bright, welcoming, and built for foot traffic. Tucked in back is a cozy two-room apartment, (30' x 14' and 20' x 11') perfect for on-site living or staff quarters, complete with a washer/dryer combo so you can keep things running smoothly without leaving the building.

The sale includes:

- The commercial building
- The established apparel, firearms & shooting accessories business
- Existing contracts with high-end sporting apparel brands
- The Jeep rental business
- A security system already in place
- Building painted about Oct. 2025
- One Jeep included(assume loan), with ~ \$5000 equity
- Sale includes all licensing, except gun licenses
- Wood stove

It's a rare chance to step into a turnkey operation with multiple income streams in a town where empty storefronts are just about extinct.

Recreation

Recreation & Lifestyle

This is a mountain country through and through. Westcliffe is a jumping-off point for just about every kind of outdoor adventure Colorado does best — hunting, hiking, fishing, ATV riding, and Jeep trails that stretch clear into the high country. Tourists roll through year-round, and locals know this is where you gear up before heading out.

When the day winds down, the town offers more than you'd expect — great burgers, fine dining, bakeries that sell out by noon, a grocery store, bowling alley, indoor pool, and workout facilities. It's a small town with a surprisingly big quality of life.





Region & Climate

Climate in Westcliffe/Silver Cliff, Colorado

- Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Westcliffe/Silver Cliff averages 70 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 260 sunny days per year in Westcliffe/Silver Cliff. The US average is 205 sunny days.
- Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

Weather Highlights

- Summer High: the July high is around 81 degrees
- Winter Low: the January low is 8
- Rain: averages 14 inches of rain a year
- Snow: averages 70 inches of snow a year

Location

This spot sits right in the thick of it on Main Street, where the walking traffic flows and the town gathers. Westcliffe's downtown is charming, busy, and alive — and this building is planted squarely in the middle of the action.

You're centrally located:

- Cañon City, Salida, Pueblo & Walsenburg — all about an hour away
- Colorado Springs Airport — 1.5 hours
- Denver International Airport — 1.75 hours

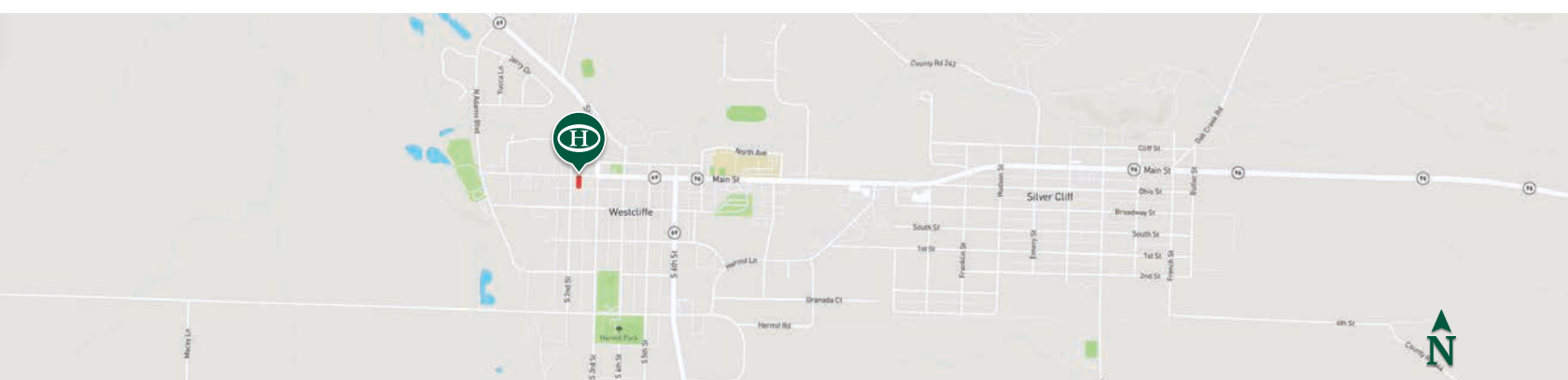
Westcliffe is a true hub town — a place where tourists pass through, locals linger, and businesses thrive. If you've been waiting for a solid Main Street investment in a real Colorado mountain town, this is one you don't let ride off into the sunset.

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 Boundary



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