



LAND / FORMER ELEMENTARY SCHOOL FOR SALE

1737 CO Road 43, Bailey, CO 80421

55,340-square foot former elementary school and surrounding land at 1737 County Road 43 in Bailey, Colorado. Eight buildings of which the school was originally constructed in 1973 but last renovated and expanded in the early 1990s. The property also features a maintenance shop building and six modular classroom buildings. The improvements are situated on a 20.59-acre site. Park County Agricultural Zone District (A) permits agricultural and ranching operations, religious facilities, crisis centers, and single-family dwellings by right. Conditional uses include animal shelters, bed and breakfast, community centers, conference and retreat facilities, day care, group homes, outdoor recreation, and kennels.

PROPERTY OVERVIEW

AVAILABLE SF	55,340 SF*
SITE SIZE	20.59 Acres (Combined)* 15.91 Acres* - School 4.68 Acres* - Land Surplus
SALE PRICE	\$2,950,000
AVAILABLE	Immediately
ZONING	Agricultural Zone District (A)- Park County

*Source - Platte Canyon School District

- Rural Mountain Land with versatile zoning
- Wooded and Private
- Three (3) wells provide adequate water
- Fiber internet

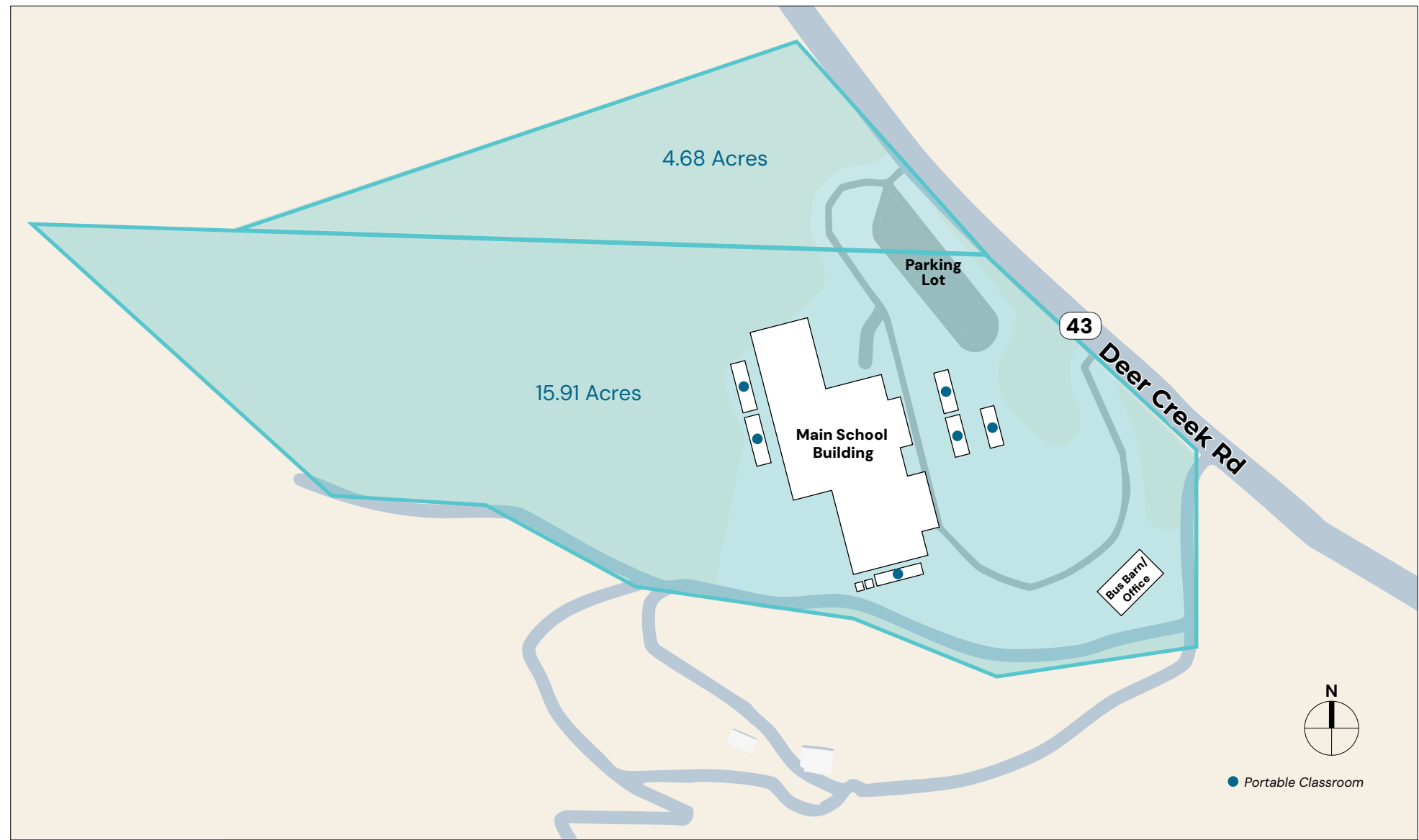
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PROPERTY SITE PLAN



SCHOOL FLOOR PLAN

