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820 Castle Valley Blvd. #108  
New Castle, CO 81647

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## Large Facility w/ 20,000 sq.ft. in Rifle

- \$1,750,000.00
- 1252 County Road 294, Rifle, Colorado
- Bedrooms: 9+
- Baths: 8
- SqFt: 20,000 Building
- 4.92 Acres



Property zoned AR with Special Use History, 18,000 sq. ft. w/45 Rooms, 7–10 Offices, Gym/Auditorium is 60X75, Multiple Classrooms, Large entry/greeting space with conference room, Library, Separate 2,000 sq. ft of secure/semi–secure institutional addition with 9 bedrooms & 2 bathrooms. Indoor climbing wall, outdoor ropes course, Ball field, sheds, Corals. Building has use history as Church, School, Residential Treatment Center, Office Complex. This facility has state of the art fire detection system and 2.5 Acres irrigated with modern lawn–sprinkler system. For Sale or Lease/Purchase, Owner Financing. Call Toby for all the details.

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