

22590

COUNTY ROAD 41.6

AGUILAR, CO 81020

SALE PRICE

\$500,000



LAND OPPORTUNITY
WITH RV PARK AND RESTAURANT

SUBJECT PROPERTY
22590 COUNTY ROAD 41.6

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

TANNER GILLIS

BROKER ASSOCIATE

303.512.1190

tgillis@uniqueprop.com

UNIQUE
PROPERTIES



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	22590 County Road 41.6 Aguilar, CO 81020
Parcel #	12184500
Sale Price	\$500,000
Building SF	2,080 SF
Lot Size	7.83 Acres
Zoning	Commercial
Year Built	1985
Taxes (2024)	\$1,408.60
County	Las Animas

PROPERTY DESCRIPTION

The Denver Infill Specialists at Unique Properties are pleased to present 22590 County Road 41.6, Aguilar, CO, a unique 7.83-acre commercial opportunity just outside the Spanish Peaks in Southern Colorado. The property includes a 2,080 SF restaurant and space for up to 25 RVs, with convenient access to I-25 connecting Trinidad, Pueblo, and beyond. Zoned Commercial, it offers flexibility for owner-users, investors, or developers looking to capitalize on demand for unique, destination-oriented properties. With open land, strong road access, and existing infrastructure, this is a rare chance to acquire a versatile asset in a scenic and growing region.

- 15-minute drive to I-25 North and South
- Currently 10 RV parking spaces, ability to add 15 spaces
- Gas Line Easement on the South Side of the property
- Well Improvements made within the last 2 years
- New Restaurant equipment installed within last 2 years
- Liquor License on-site



SITE AERIAL



LOCATION MAP





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