

FOR SALE

# 7287 Greenridge Road, Unit 2

Windsor, CO 80550



**3,348 SF Available**

**SALE PRICE: \$895,000**

Owner/User  
or Investment  
Opportunity

# PROPERTY OVERVIEW



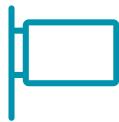
**2017**  
YEAR OF CONSTRUCTION



**3,348 SF**  
CONDO SIZE



**50 SPACES**  
PARKING (NON-EXCLUSIVE)



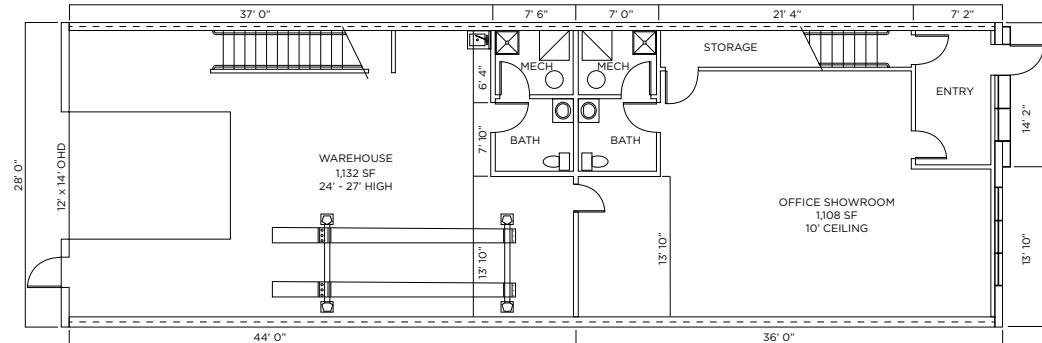
**BUILDING**  
SIGNAGE



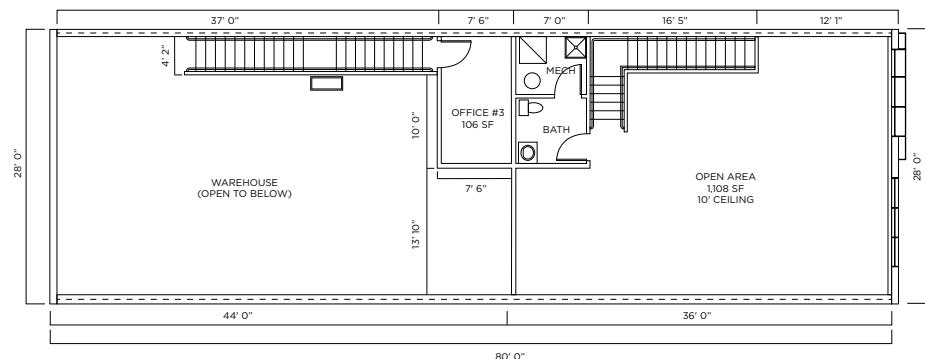
**LI (LIMITED INDUSTRIAL)**  
ZONING

## FLOOR PLAN

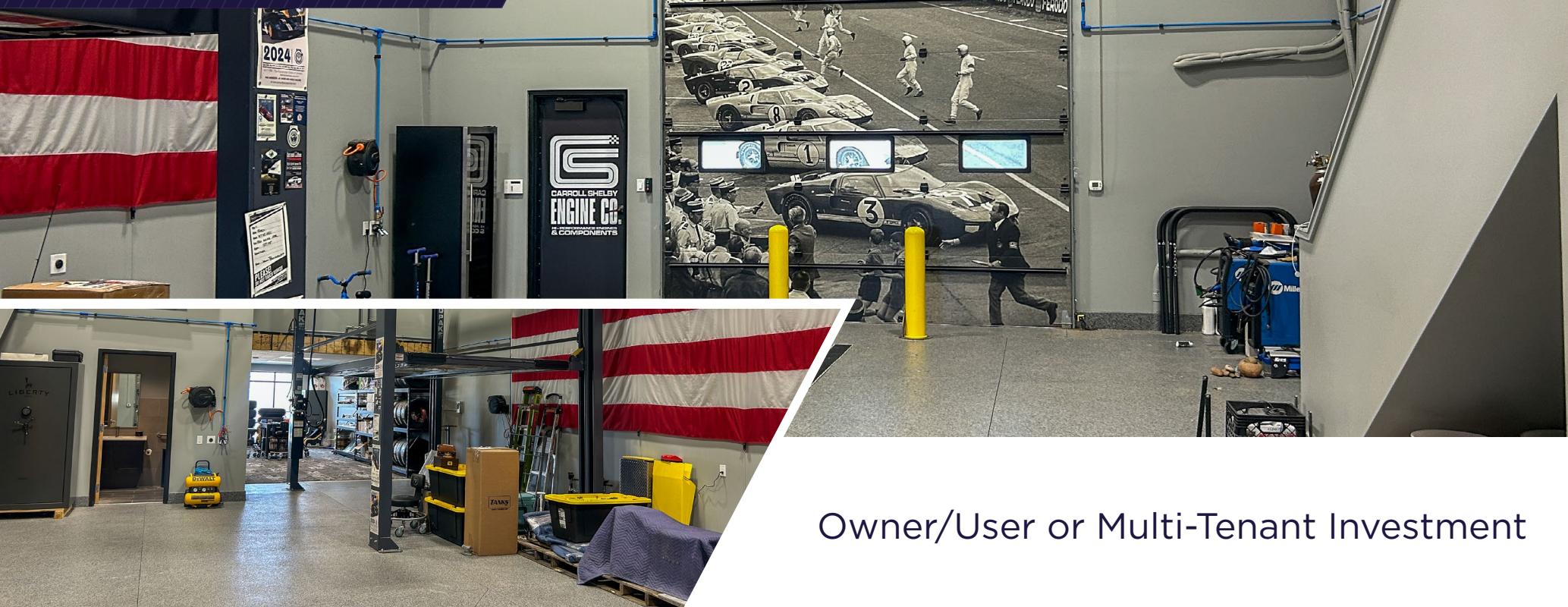
### MAIN FLOOR



### SECOND FLOOR



# THE OPPORTUNITY



## Owner/User or Multi-Tenant Investment

### MAIN FLOOR OFFICE/SHOWROOM:

1,108 SF  
Private Restroom  
Separately Metered

### SECOND FLOOR OFFICE:

1,108 SF  
Private Restroom  
Separately Metered

### WAREHOUSE:

1,132 SF  
Loading (12' x 14' OHD)  
24'-27' Ceiling Height  
Mezzanine Office  
Private Restroom  
Separately Metered

This flex unit in the epicenter of northern Colorado has many possibilities for small business, toy storage and investment. It is loaded with multiple upgrades including controlled HVAC, warehouse drain, epoxy coating floor, three bathrooms, with mountain and eastern plains views. An owner could occupy the warehouse, retail space or office and rent out the other spaces. Reach out for a private showing.

