

FOR SALE

7287 Greenridge Road, Unit 2

Windsor, CO 80550



3,348 SF Available

SALE PRICE: \$895,000

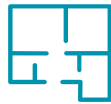
Owner/User
or Investment
Opportunity

PROPERTY OVERVIEW



2017

YEAR OF CONSTRUCTION



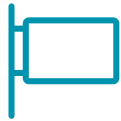
3,348 SF

CONDO SIZE



50 SPACES

PARKING (NON-EXCLUSIVE)



BUILDING

SIGNAGE

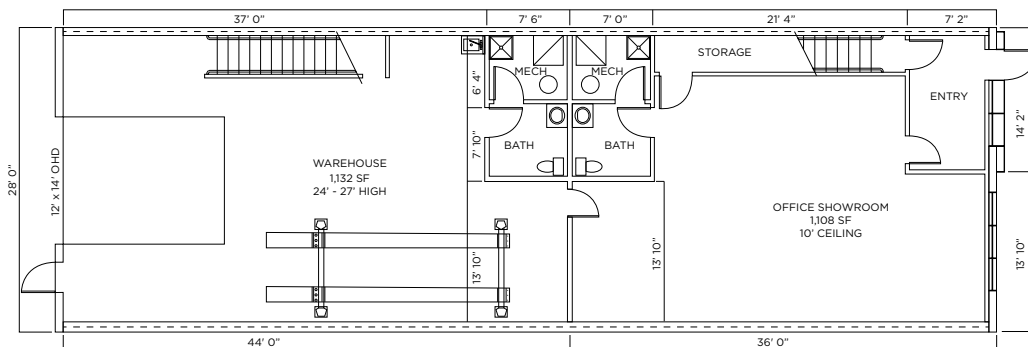


LI (LIMITED INDUSTRIAL)

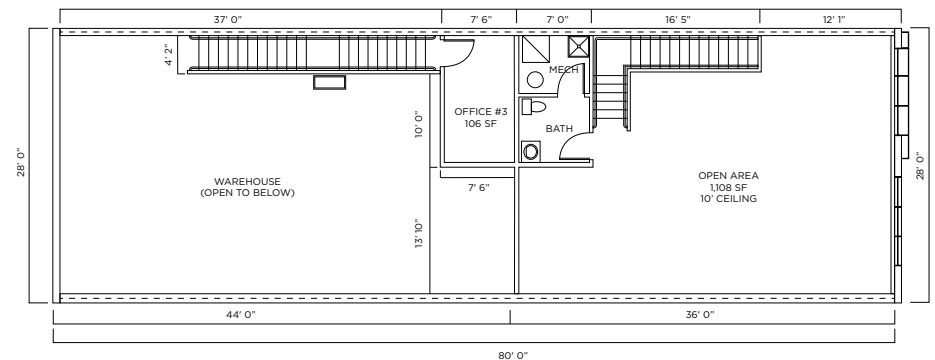
ZONING

FLOOR PLAN

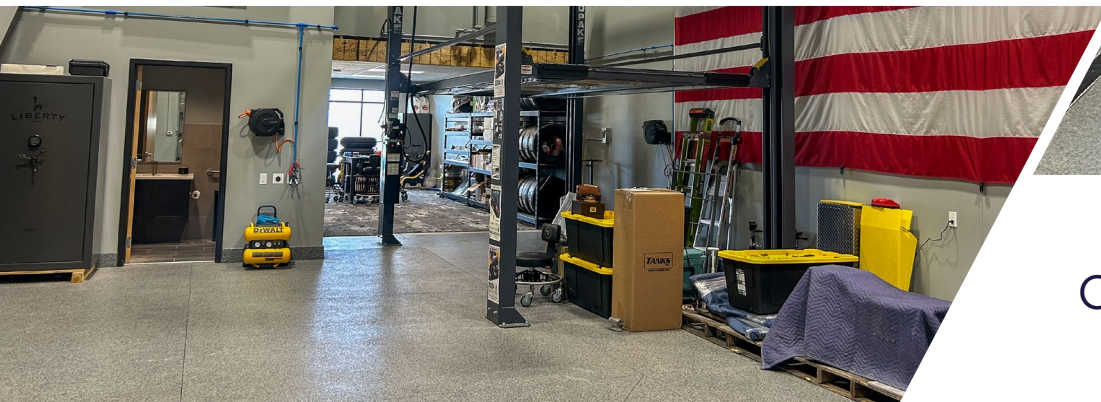
MAIN FLOOR



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.



| | |
|-------------------|-----------|
| I-25 | 1.8 Miles |
| Hwy 34 (Loveland) | 4 Miles |
| Fort Collins | 9 Miles |
| West Greeley | 12 Miles |

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