

FOR SALE OR FOR LEASE

Listed for \$1,100,000

# Evergreen Commercial Opportunity

78 Beaver Brook Canyon Road | Evergreen, CO 80439



## Property Details

List Price	\$1,100,000
Lease Rate	\$12.95 SF/yr (NNN)
Building Size	7,015 SF
Lot Size	42,134 SF
Price / SF	\$178/SF
Year Built / Renovated	1997/2021
Zoning	C-1
Power	800A / 3 phase / 120-208V
Loading	Three (3) 7'11" x 9' Drive-In Doors
Property Taxes	\$16,466.86



Zoned C-1  
for versatile  
commercial use



GMP food  
production  
facility



Prime location  
in the vibrant  
Evergreen area

For more information, please contact:

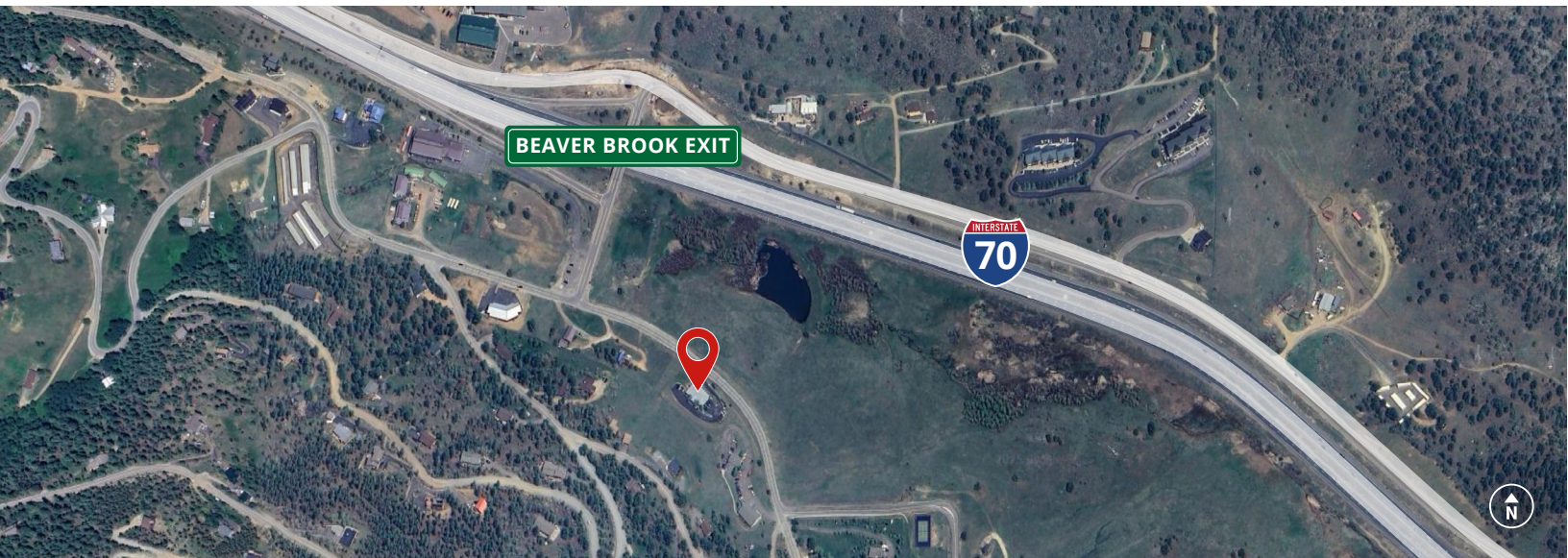
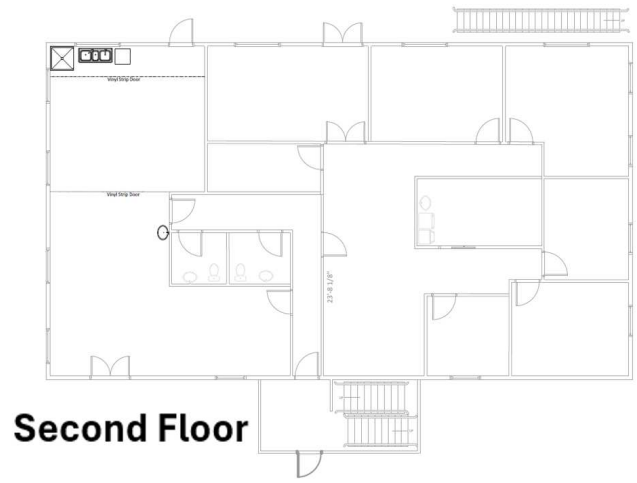
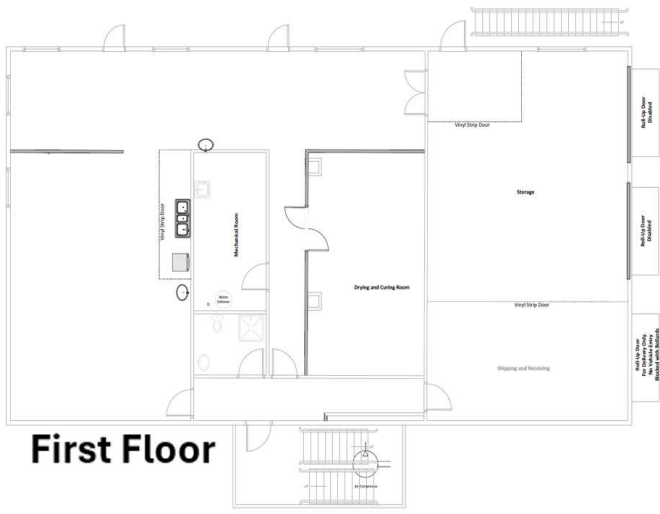
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