

COMMERCIAL FOR SALE
750 US HIGHWAY 36
750 US HIGHWAY 36, BYERS, CO 80103

TREVEY
COMMERCIAL



PROPERTY FEATURES

- ±1,200 SF Steel Commercial Building for Sale
- Former Floral Shop with Indoor Grow & Storage / Living Quarters
- Open Floorplan with Flexible Use Potential
- Features Small Office, Storage Room & Walk-in Cooler
- Two (2) Bathrooms
- Natural Gas Heat
- City Water with HASA Septic System
- ±1,000 SF Rear Storage Building
- Additional ±500 SF Heated Outbuilding with Plumbing, Full Bathroom, Composite Siding & Steel Roof
- Limited Nearby Commercial Competition in an Under-served Commercial Corridor
- Easy Access to Denver via I-70

PROPERTY DETAILS

AVAILABLE	1,200 SF on 1.859 AC
SALE PRICE	\$399,000.00
PROPERTY TAXES	\$3,251.29 (2025)
ZONING	General Retail / Vacant Land
UTILITIES	Natural Gas
WATER / SAN	City / Septic
CITY / COUNTY	Byers / Arapahoe
FRONTAGE	400' on N. Hwy. 36

SITE AERIAL



PROPERTY IMAGES



Main Building



Storage Building



Main Building



Main Building Walk-in Cooler



Storage Building



Greenhouse