



MULTI-BUILDING
INDUSTRIAL PROPERTY

113 HIGHWAY 85 & 219 A STREET

AULT, COLORADO 80610

FOR SALE | MIXED-USE INVESTMENT

- 6,000 SF SHOP
- 5 APARTMENT UNITS
- 3,400 SF SHOP





SALE PRICE: \$1,420,000.00

CAP RATE: 8.55%

This unique property includes 3 buildings and offers a versatile opportunity for industrial/flex users. Included is a spacious warehouse, a multi-family building, and a shop/garage space with a below-ground pool. Located on Highway 85, this property offers ease of access to the Front Range with a 30-minute drive to Fort Collins.

PROPERTY DETAILS

Lot Size

113 Highway 85 - 0.49 Acres

219 A Street - 0.28 Acres

Total: 0.77 Acres

Building Size

Building 1	Warehouse	6,000 SF
Building 2	5-Unit Multi-Family	2,952 SF
Building 3	Shop/Garage	3,400 SF
Total: 12,352 SF		

Year Built

Building 1 - 1933

Building 2 - 1933

Building 3 - 1977

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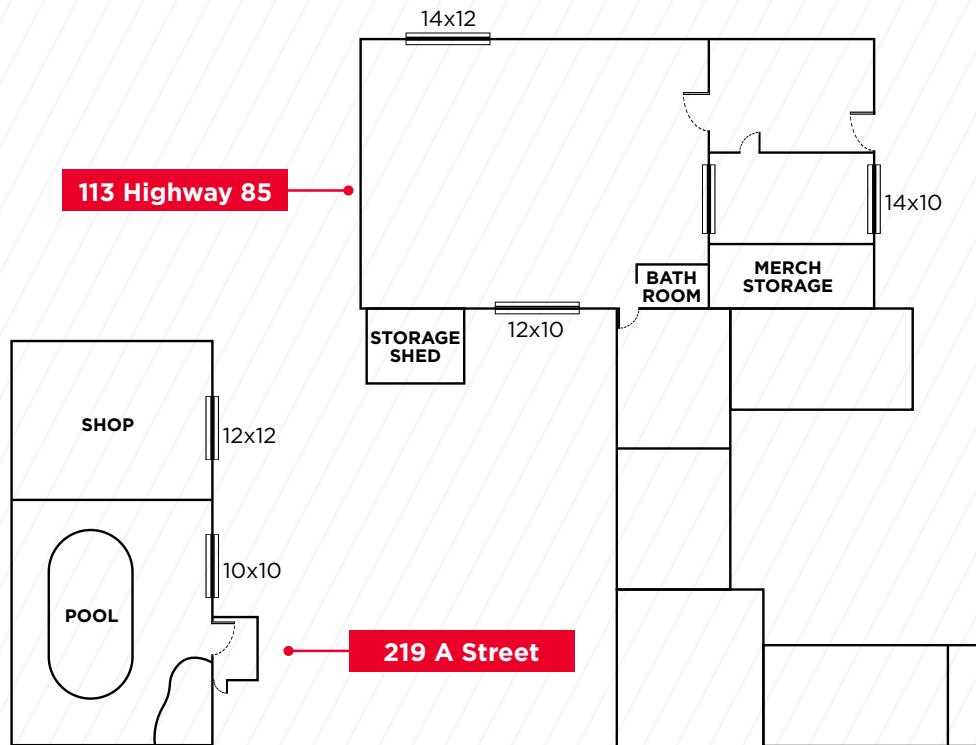
Five Overhead Doors

- (1) 14' x 12'
- (1) 14' x 10'
- (1) 12' x 12'
- (1) 12' x 10'
- (1) 10' x 10'

Zoning

Commercial

SITE PLAN



DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	3,016	12,132	29,777
2029 Projected Population	3,628	14,221	35,190
2024 Households (HH)	1,107	4,417	10,298
2024 Avg. HH Income	\$82,736	\$97,917	\$108,567

CoStar 2025

PROPERTY HIGHLIGHTS

- Large, versatile space with many potential uses
- Excellent location on Highway 85 with direct access throughout Northern Colorado
- Ample fenced yard space
- Office space includes kitchens and a private restroom with shower
- Paved dedicated parking lot

DRIVE TIMES

DESTINATION	DRIVE TIME
Fort Collins	27 Minutes
Loveland	38 Minutes
Greeley	18 Minutes
Denver	1 Hour, 15 Minutes
DIA	1 Hour, 5 Minutes



RENT ROLL



INDUSTRIAL SPACES

TENANT	SQUARE FEET	TERM	START DATE	EXPIRATION DATE	BASE MONTHLY RENT	BASE RENT/YR.
Thunderbird Services	7,850	3 Years	7/1/2025	6/30/2028	\$7,500.00	\$90,000.00
						\$90,000.00

RESIDENTIAL UNITS

TENANT	SQUARE FEET	TERM	START DATE	EXPIRATION DATE	BASE MONTHLY RENT	BASE RENT/YR.
Unit 2 (Thunderbird)	450	3 Years	7/1/2025	6/30/2028	<i>Included with commercial lease</i>	
Unit 3	450	1 year	9/15/2023	4/30/2026	\$750.00	\$9,000.00
Unit 4	450	1 year, 1 month	2/8/2025	3/31/2026	\$750.00	\$9,000.00
Unit 5	700	1 year	10/1/2023	M2M	\$990.00	\$11,880.00
227 A Street	902	1 year	8/24/2025	2/28/2026	\$1,250.00	\$15,000.00
						\$44,880.00

Tenants pay electricity. Landlord pays water, sewer, trash, gas, snow removal. Roughly \$500/month cost per month.

Total monthly rent for all properties per month \$4,490. All rent is current, no past due rent or late payments as of 2/1/2025. Rent due on the 1st of the month.



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