

FOR LEASE
\$7,250.00 PER MONTH (MG)



12687 COUNTY ROAD 2 1/2

Brighton, CO 80603



YARD SIZE

1.24 ACRES



OFFICE SF

1,244 SF



ZONING

I-3

PROPERTY HIGHLIGHTS

- - 1.24-acre fenced and secured lot
- - 1,244sf house converted to office space
- - Prime location just a block east of Highway 85
- - Versatile lease options available
- - Suitable for a variety of business needs
- - House is not available to lease as a residence



HOUSE/OFFICE

1,244SF



COUNTY

WELD
(UNINCORP)



GARAGE

1-CAR
DETACHED

PROPERTY DESCRIPTION

Look no further for the perfect spot to grow your business! In a prime north Brighton location, just a block from Highway 85, this 1.24-acre fenced and secured property offers everything you need to set up shop.

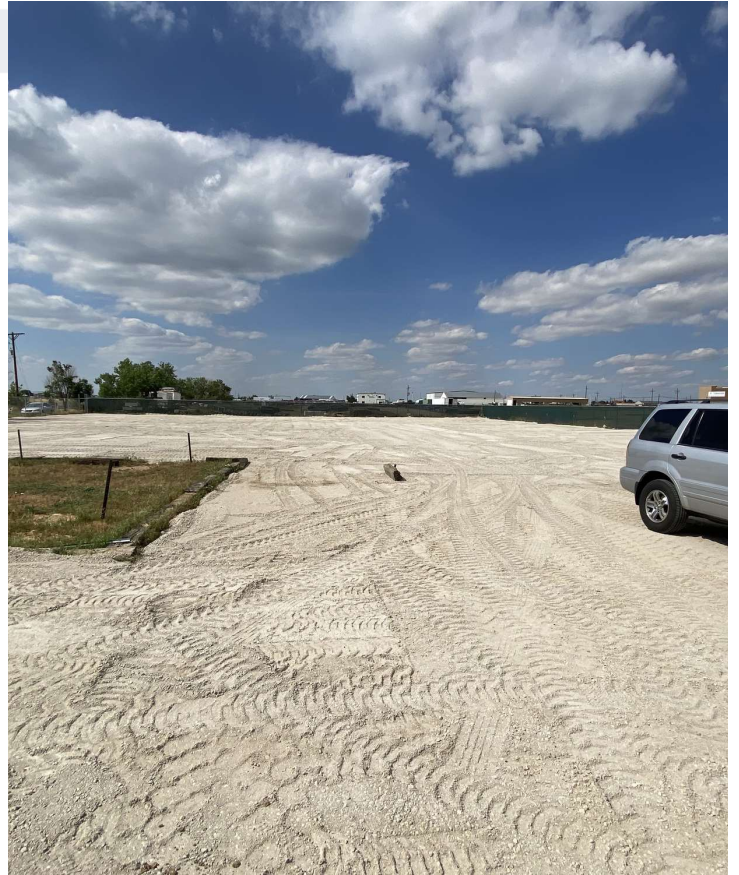
Step into the converted office space - originally a 2-bedroom house, now transformed into a functional yet inviting workspace. The two private offices (previously bedrooms) are ideal for focused work; an open area perfect for a collaborative workspace or welcoming reception; a full kitchen for convenient breaks; and a full bathroom. The basement is ready for your storage needs!

The single-car detached garage within the fenced lot is perfect for additional storage or equipment. With plenty of room to park, store, or expand your business, this property is a rare find that offers unmatched versatility.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



PROPERTY PHOTOS



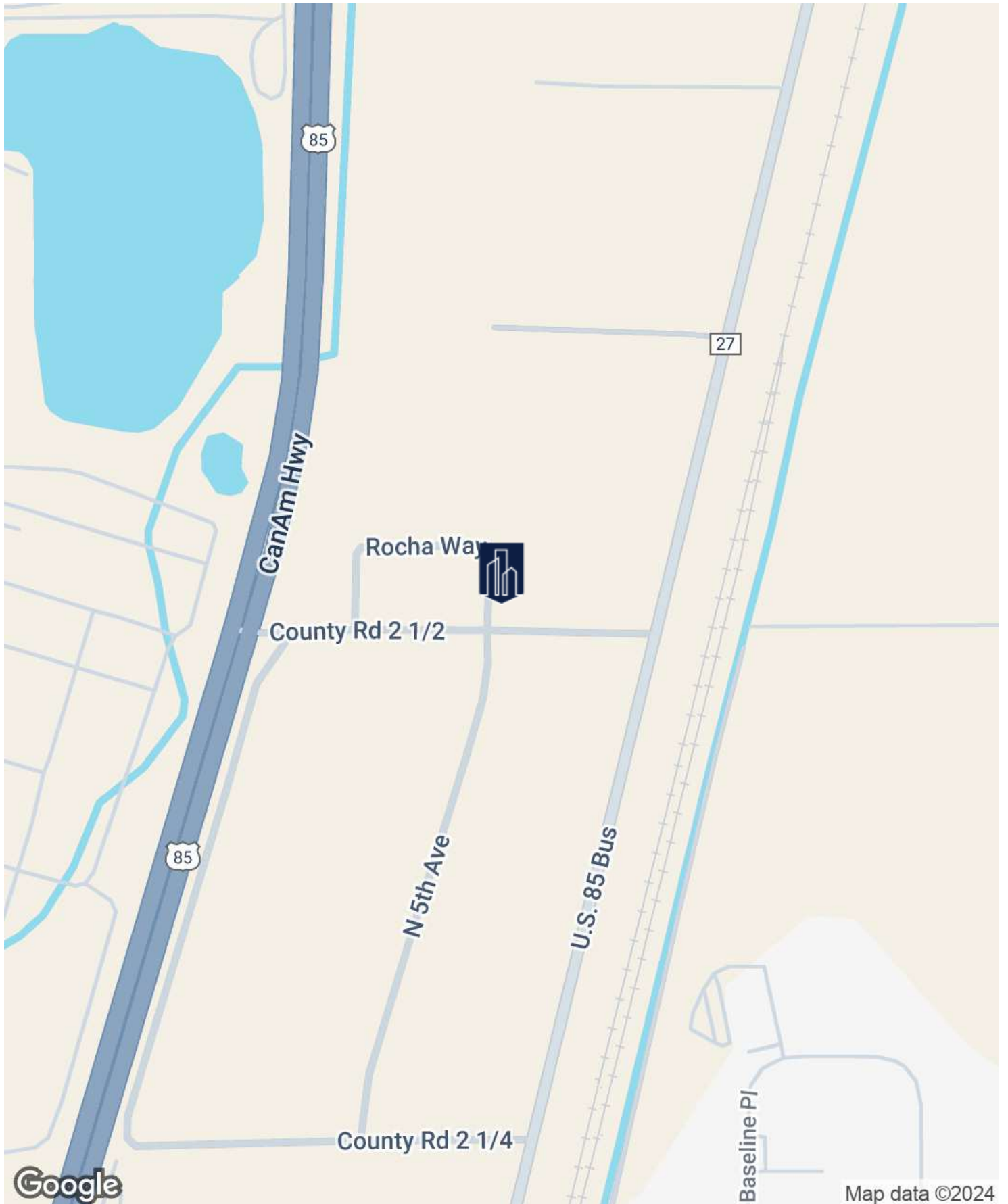
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LOCATION MAP



TODD BROWN

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