

# FOR SALE

## 3000 AIRPORT DR #306 ERIE, CO 80516



**\$545,000**

### **APPROVED USES: AIRPORT HANGER / CONTRACTORS SHOP, LIGHT INDUSTRIAL**

Weld County Affordable, East Boulder County Close! Industrial shop with heavy power designed as a small plane hanger with flex capabilities.

A 20' shipping container provides office space and restroom. The remaining space is open with 14-foot clear height. Electrical has been upgraded to 200 amp 3 phase service.


All information provided is deemed reliable, but is not guaranteed and should be independently verified.



FOLLOW  
SUMMIT ON:

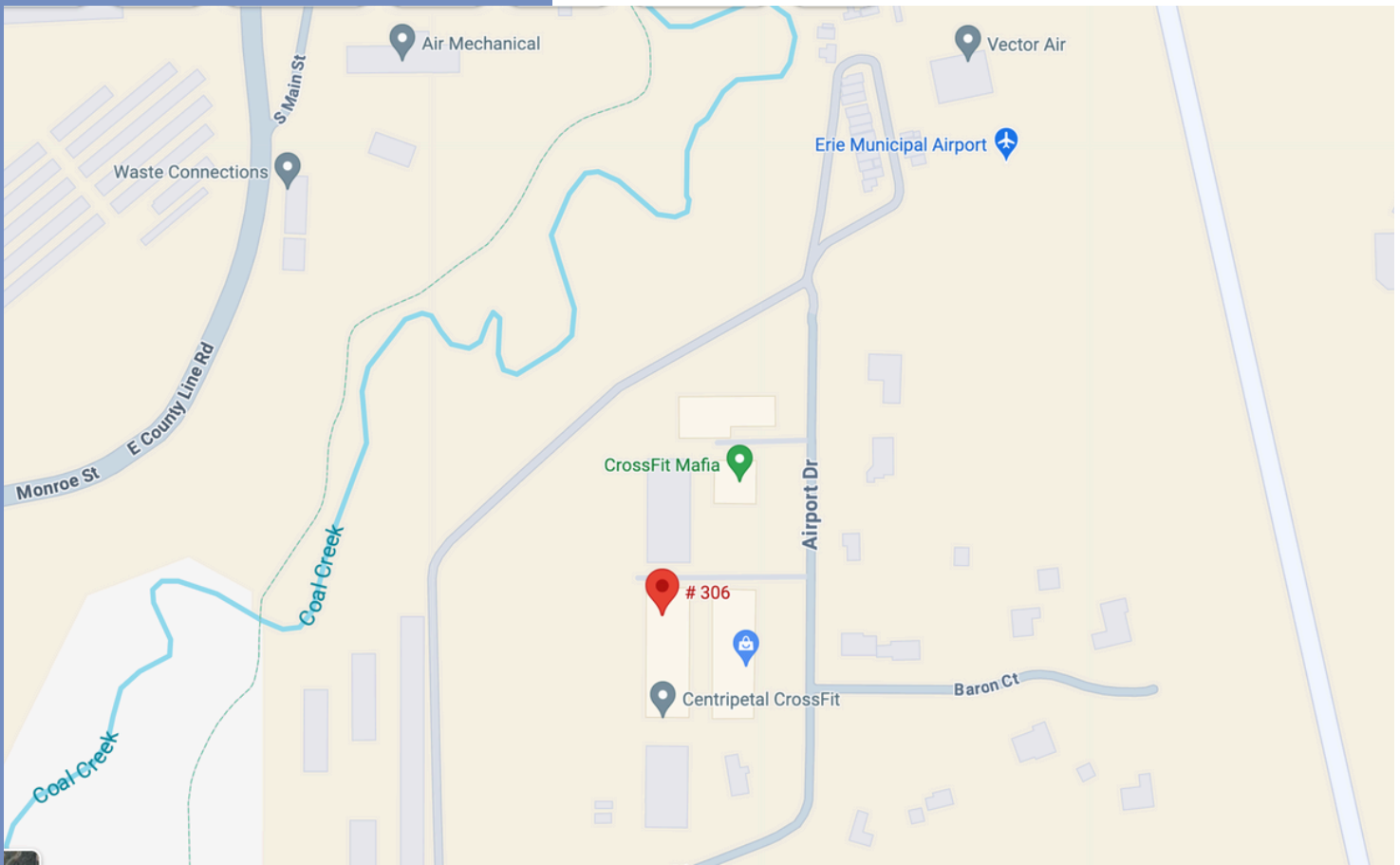


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## PERMITTED USES BY RIGHT

THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT IN THE ERIE AIRPARK REPLAT A, LOT 2 PUD AREA AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE:  
 AVIATION MUSEUM; REPAIR SHOP; CONTRACTOR'S SHOP, INTERIOR ONLY; INDUSTRIAL, LIGHT; LIGHT EQUIPMENT SALES, SERVICE AND RENTAL; LIGHT MANUFACTURING, GENERAL.

### PROPERTY FEATURES

- 2500 SqFt 50' X 50'
- Upgraded power: 200 amps, 120/208 Volt
- Easy access to Erie Airport
- Office and bathroom
- Built in 2007
- 14' Clear Height
- Schweiss bi-fold door
- Convection heater
- Shop sink
- Property Tax (2024) \$9563/YR
- Owners Assn (2024) \$741/YR



First Floor  
 30000.0 S.F.  
 Metal Frame Hanger  
 18' Sldewall Height

Hanger Door on each unit

300.0'					
Unit 301	Unit 302	Unit 303	Unit 304	Unit 305	Unit 306
Unit 307	Unit 308	Unit 309	Unit 310	Unit 311	Unit 312
100.0'					

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