

RE/MAX

COMMERCIAL

FOR SALE / LEASE

3520 Harrison Ave

WELLINGTON, CO 80549

THREE LOTS!

FOR SALE \$485,000

FOR LEASE \$3,975.00 per/mo



2,323 SF Warehouse on Three Lots

PROPERTY INFO

2,323 SF Heated Warehouse + 38,930 SF (.89 Ac/Three Lots) Secured Yard

Amenities Include:

- 220 Power
- Radiant Heat
- 2 - 12' Wide x 14' Tall OH Doors
- 2 - 10' Wide x 10' Tall OH Doors
- Fully Fenced Yard
- Semi Access
- 14' Clear Height in OH Door Area
- C1- Community Commercial Zoning
- Available Now

For Sale: \$485,000 (\$208.78 per SF)

Lease Rate Info: \$15.52 Per SF Base Rate (\$3,000 per mo) + \$4.99 Per SF NN's (\$975 per mo)

Total Lease Rate = \$3,975.00 Per Month Plus Tenant Maintains CAM Directly

2,323 SF Heated Warehouse on .95 Acres

Rare warehouse on three city lots with fenced yard in the town of Wellington. 2,323 sf warehouse with excellent OH door access for sale or lease. The site is zoned community commercial and can accommodate semi access. 220 power on site. The property has a water tap but does not have a sewer tap. The lease rate is \$15.52 per sf base rent plus NNN's. Sales price is \$485,000.

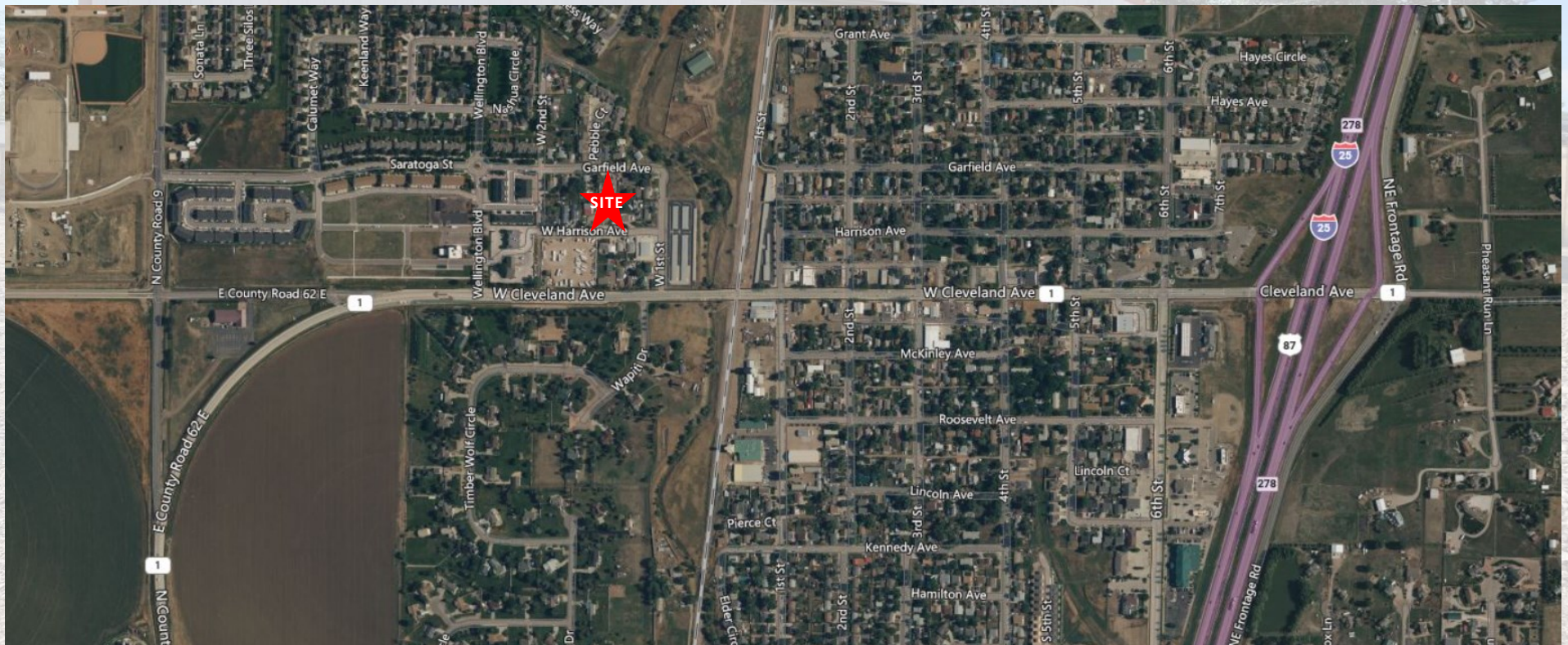


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LOCATION





3520 Harrison Ave

WELLINGTON, CO 80549

Broker Contact

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