



STANDALONE OFFICE / SHOP BUILDING

PROPERTY TYPE: **FLEX / INDUSTRIAL**

AVAILABLE: **3,240 SF**

SALE PRICE: **\$700,000 (\$216/SF)**

LEASE RATE: **\$12.00/SF NNN (Est. \$7.69)**

FEATURES:

- Fully fenced lot (Approx. 8,400 SF)
- Shop area with two floor drains
- Two (2) 12' wide x 10' high overhead doors
- Located in the heart of Berthoud
- C1 Zoning ([Neighborhood Commercial](#))
Click the link for Zoning Code

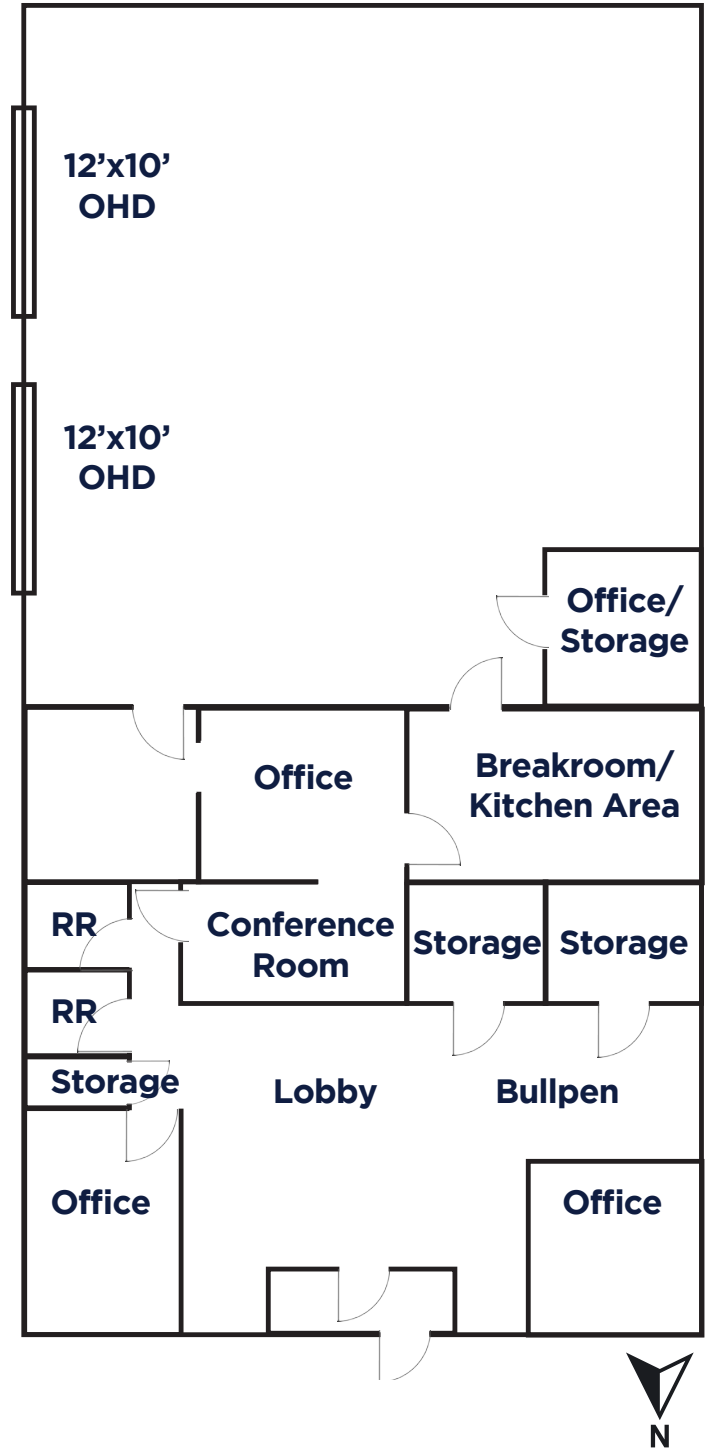
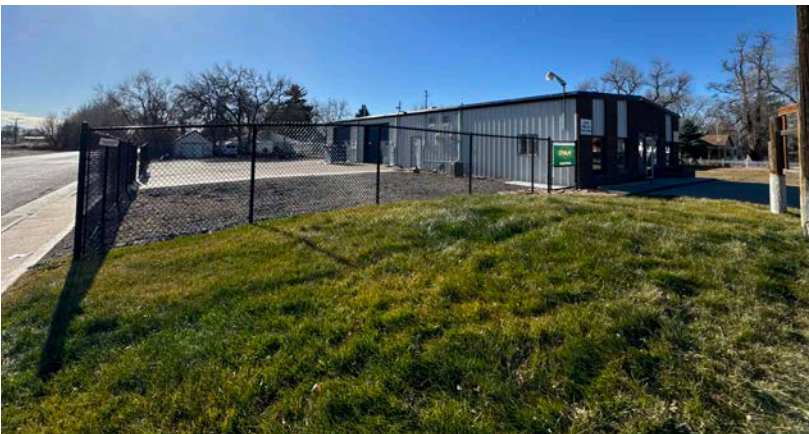
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ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

KYLAN FETZER Broker
970.800.1986
kfetzer@realtec.com

FLOOR PLAN & FEATURED SITE

307 WELCH AVENUE • BERTHOUD, CO 80513



Welch Avenue

SITE LOCATION

307 WELCH AVENUE • BERTHOUD, CO 80513

12.0

MILES TO LOVELAND

37.0

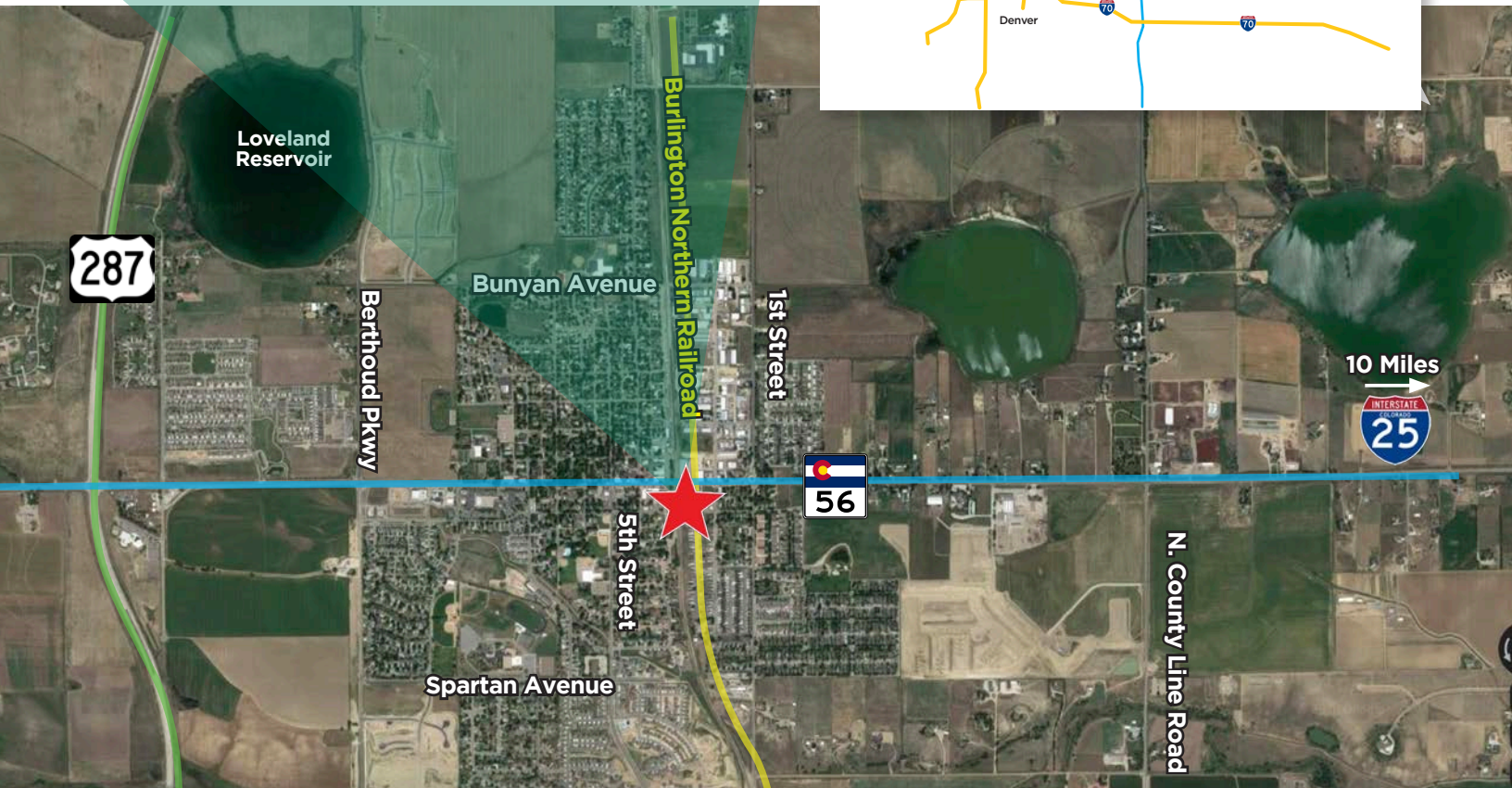
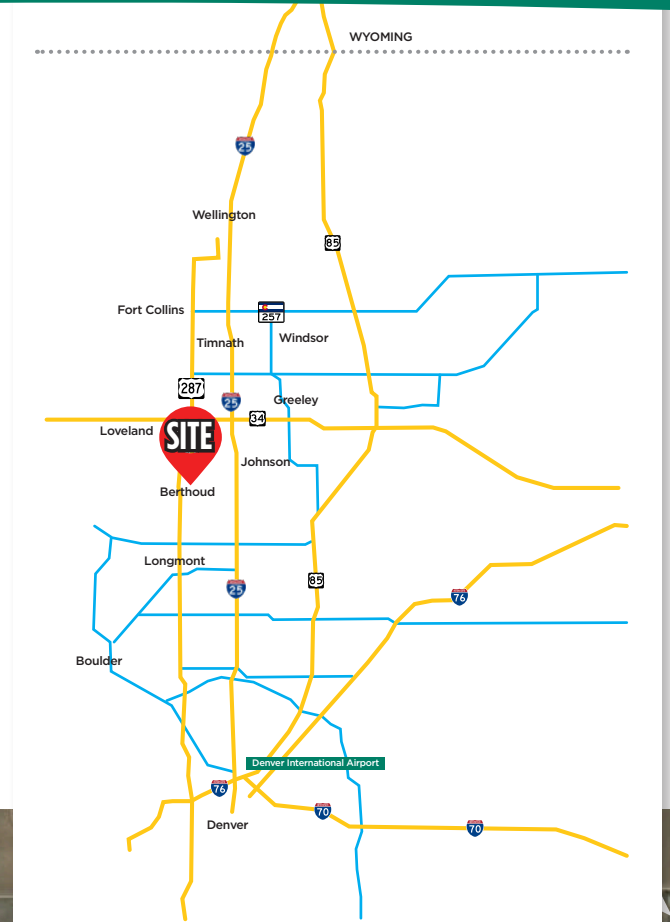
MILES TO GREELEY

19.0

MILES TO LONGMONT

44.0

MILES TO DENVER INTERNATIONAL AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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