



SEARS REAL ESTATE 

*Excellent*  
**VISIBILITY**

\$95 ppsqft with \$35K  
incentive

330 Park Ave,  
Fort Lupton, CO

YOUR **LOCAL** REAL ESTATE AGENT,  
READY TO GIVE YOU A PERSONAL TOUR.

*Call me today!*

**RYAN ANDRE CNE, CSP, ABR, SFR**

Broker Associate/Partner

**970-381-1081**

randre@SearsRealEstate.com

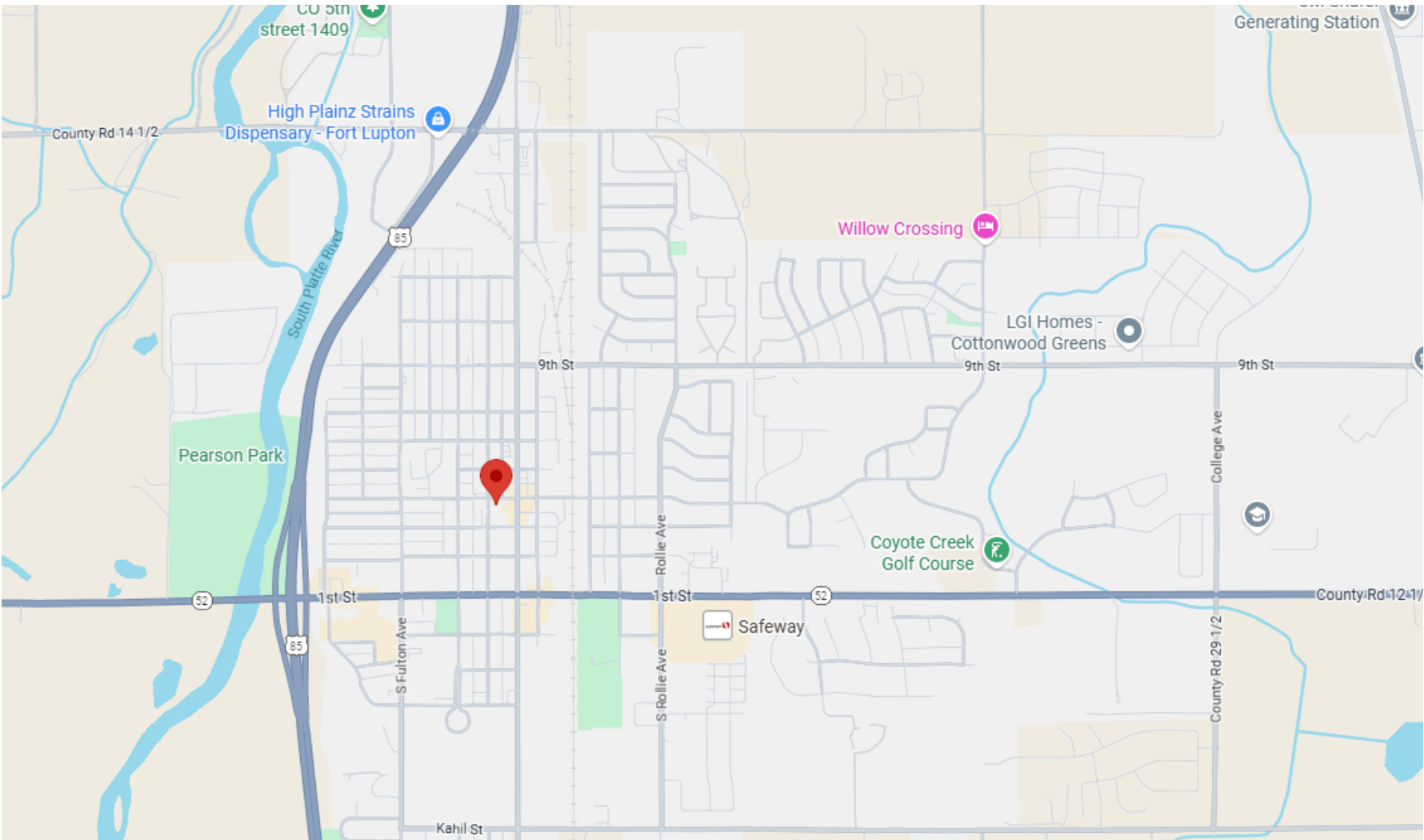
Ryan.SearsRealEstate.com



**7163 SqFt available**

  
**SEARS**  
REAL ESTATE





### CORIDORE BY THE NUMBERS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	8,906	14,900	40,700
<b>Median Age</b>	35	36	35
<b>Employment</b>	6,908	11,800	31,300
<b>Average HH Income</b>	\$66,700	\$78,700	\$102,600

# Flexible Space

Offered at \$685,000

Seller is offering \$35,000 Seller Concessions

Positioned in the heart of Fort Lupton, this all brick professional building delivers 7,163 sq ft of highly flexible space—ideal for a growing company, an owner user, or an investor seeking multiple income streams. Designed for versatility, the property can function as one large headquarters or be easily divided into three separate suites, each with its own private access. Inside, the layout supports a wide range of business operations with a spacious conference room, dedicated training room, full kitchen, multiple restrooms, and an abundance of private offices. The thoughtful floorplan creates efficiency for day to day workflow while offering ample room for collaboration, meetings, and team growth. A rare bonus, the property includes a storage garage—perfect for vehicles, equipment, or additional inventory needs. Situated on a prominent corner lot, the building offers excellent visibility and accessibility for clients and staff alike. Whether you're looking to occupy the entire building, use one suite and lease the others, or add a strong commercial asset to your portfolio, this property delivers exceptional flexibility and long term potential in a prime Fort Lupton location.