

FOR SALE

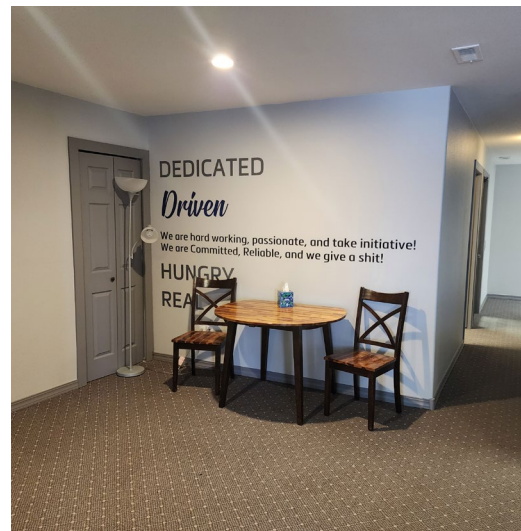
541 GARDEN DRIVE, UNIT L & M, WINDSOR



PROPERTY HIGHLIGHTS

With a spacious layout and convenient amenities like ADA restrooms, 7 large offices located on the main floor and second floor. 3-restrooms, two kitchenettes located on the main and second floor. Large conference/training room.

- Large training room, built-in reception desk
- 7 large finished office spaces
- 2-separate break rooms on each floor



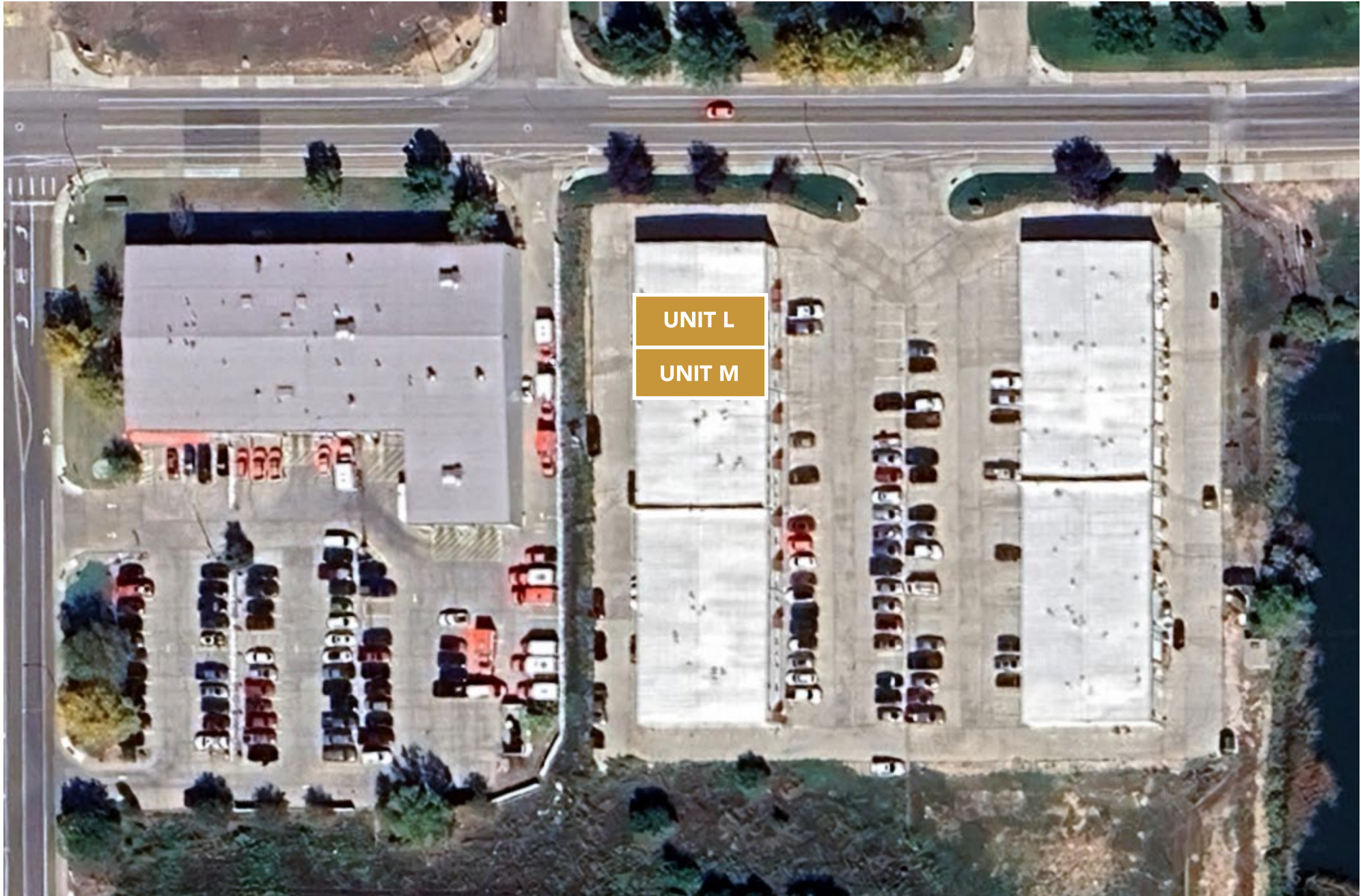
Unit L and Unit M can be purchased together for \$949,000.

Unit L purchase price \$549,000.

Unit M: Consists of 2,565 SF office/warehouse.

- 12 x 12 OHD
- 13 x 13 Office
- 16 x 13 Conference room
- 18 FT clear height
- 453 SF of Mezzanine

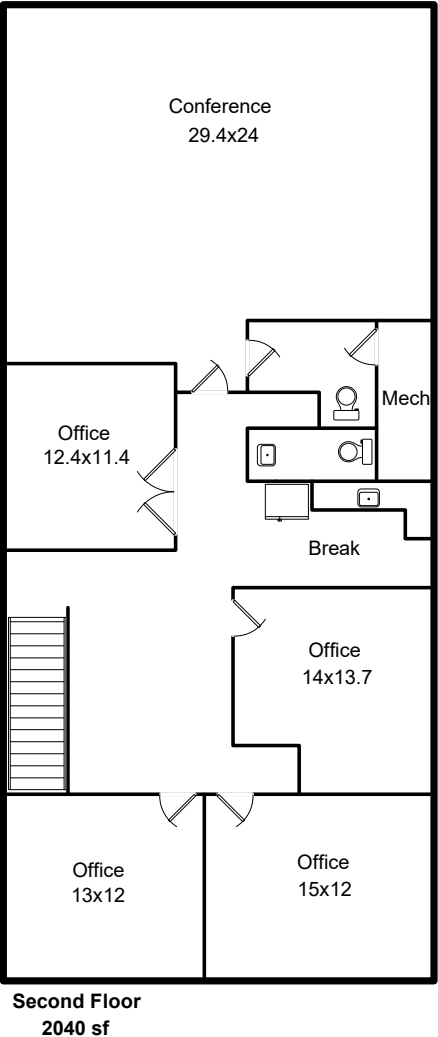
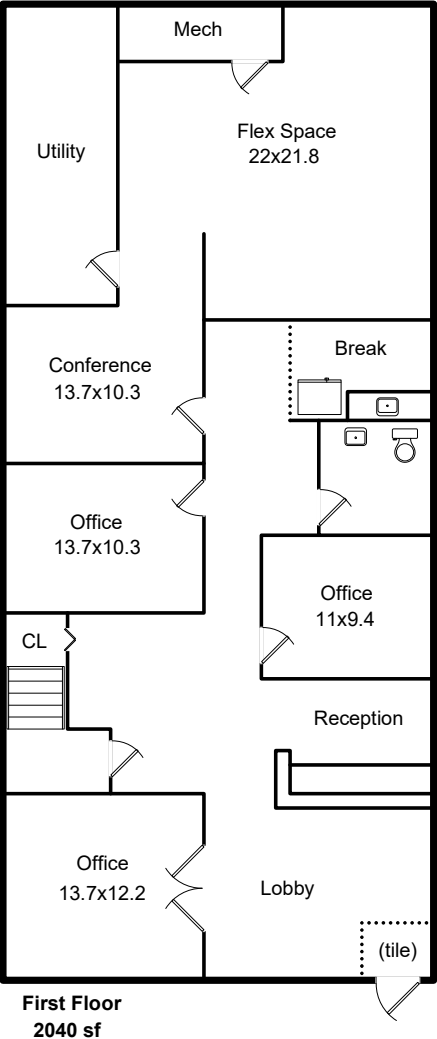
LOCATION OVERVIEW



PROPERTY FLOOR PLANS



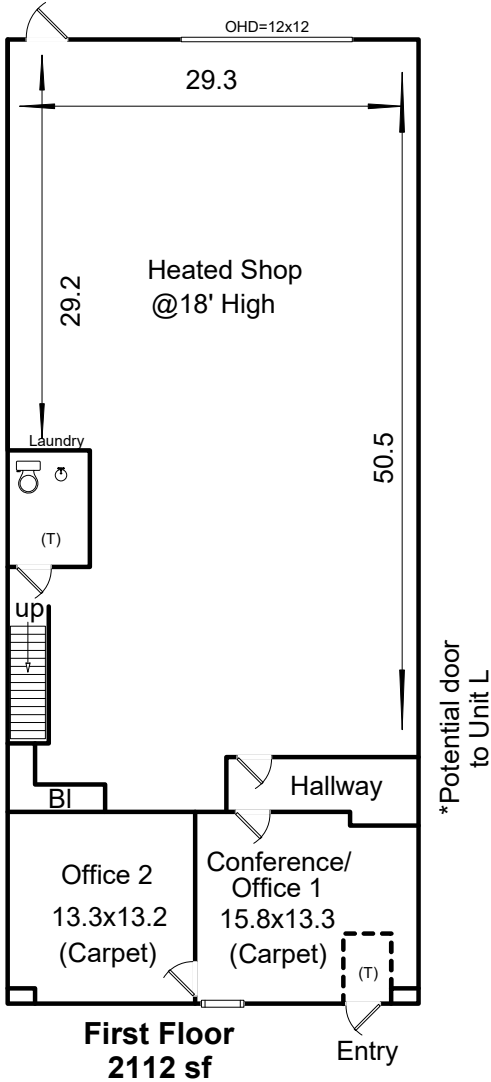
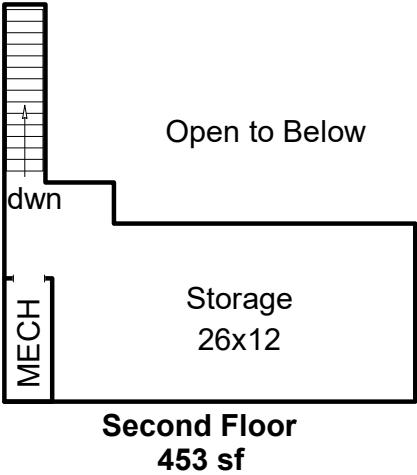
**541 Garden Dr
Unit L
Windsor, CO**
Total Sq Ft: 4080
First Floor Total Sq Ft: 2040
Second Floor Total Sq Ft: 2040



Scope of Work is on our Website
www.appraisaldimensions.com
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**541 Garden Dr Unit M
Windsor CO**
Total SqFt: 2565



POPULATION

42,840

LARIMER COUNTY

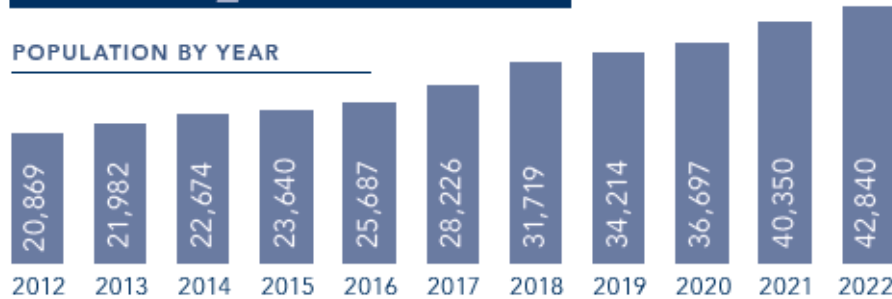
376,898

WELD COUNTY

350,176

39 MEDIAN AGE

POPULATION BY YEAR



7.36% AVERAGE YEARLY GROWTH RATE SINCE 2012

EDUCATION ATTAINMENT



HIGHER EDUCATION ENROLLMENT

Colorado State University / **27,956**

University of Northern Colorado / **7,798**

Front Range Community College / **18,570**

AIMS Community College / **6,940**

HOUSING

15,635 UNITS



80% OWNER OCCUPIED

20% RENTER OCCUPIED

1.3% RENTAL VACANCY

.6% OWNER VACANCY

HOUSEHOLD INCOME

\$111,477
MEDIAN

\$132,933
AVERAGE

HOME SALES

\$600,000
MEDIAN

96
MEDIAN DAYS ON MARKET

ELECTED OFFICIALS TOP STRATEGIC PLAN PRIORITIES

Strategic Growth

Sustainable Infrastructure

Vibrant and Healthy Economy

Jerry Chilson

(970) 691-5400 cell

jerry.chilson@colorado-commercial.com

www.colorado-commercial.com

(970) 236-2322 office



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