

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.

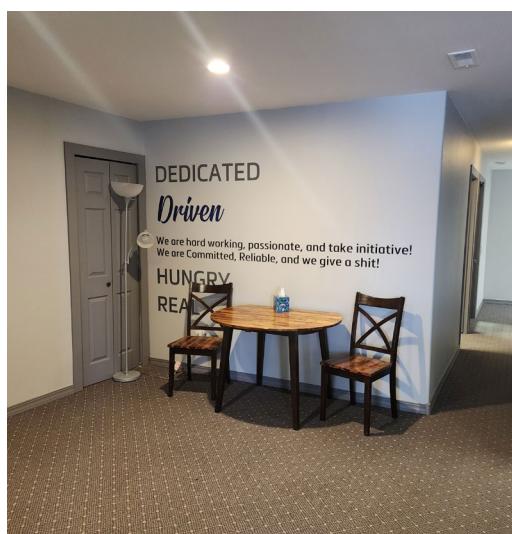
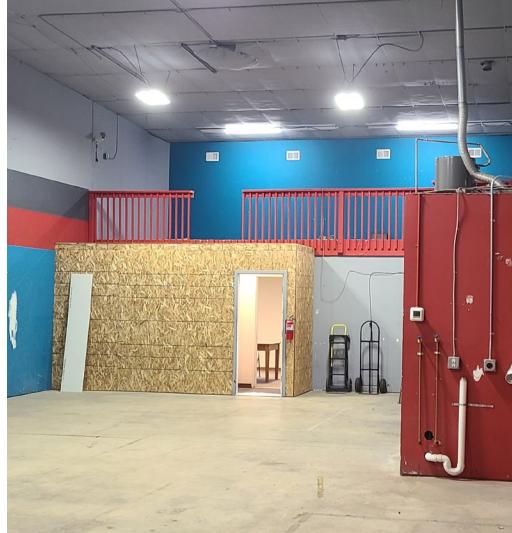
- Large training room, built-in reception desk
- 7 large finished office spaces
- 2-separate break rooms on each floor

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

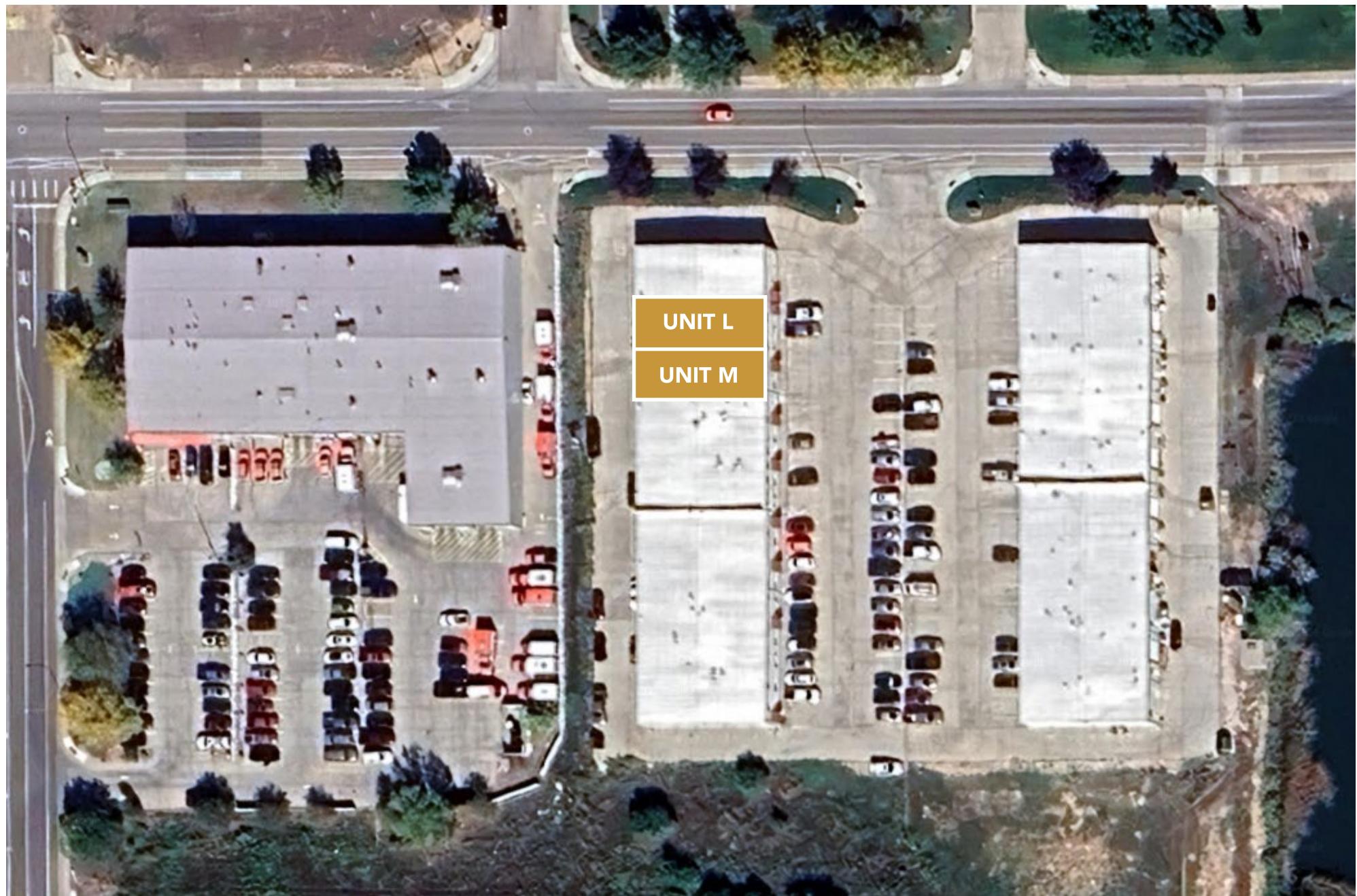
Unit L purchase price \$549,000.

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



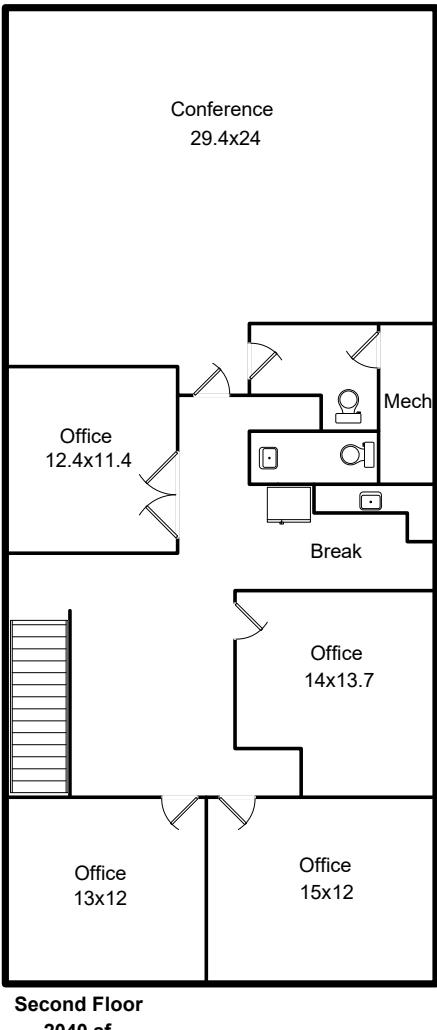
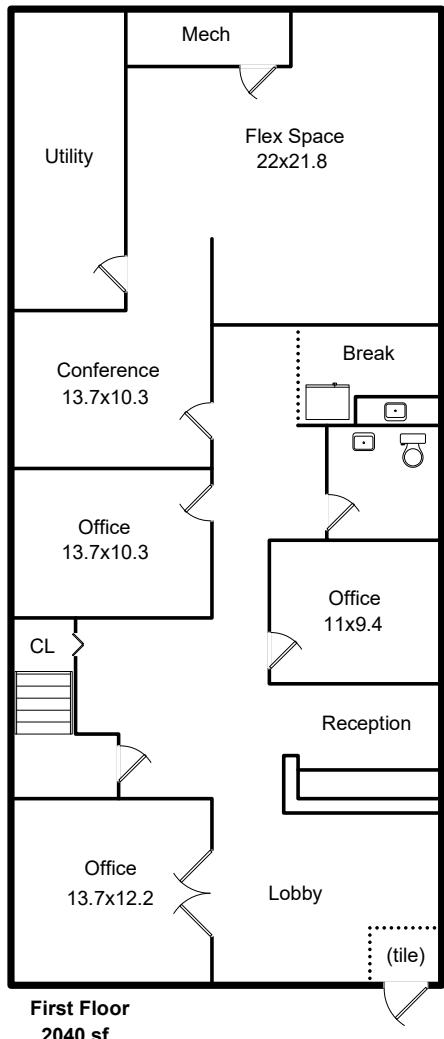
LOCATION OVERVIEW



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

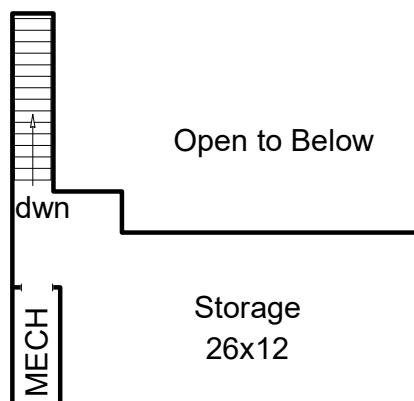


Scope of Work is on our Website
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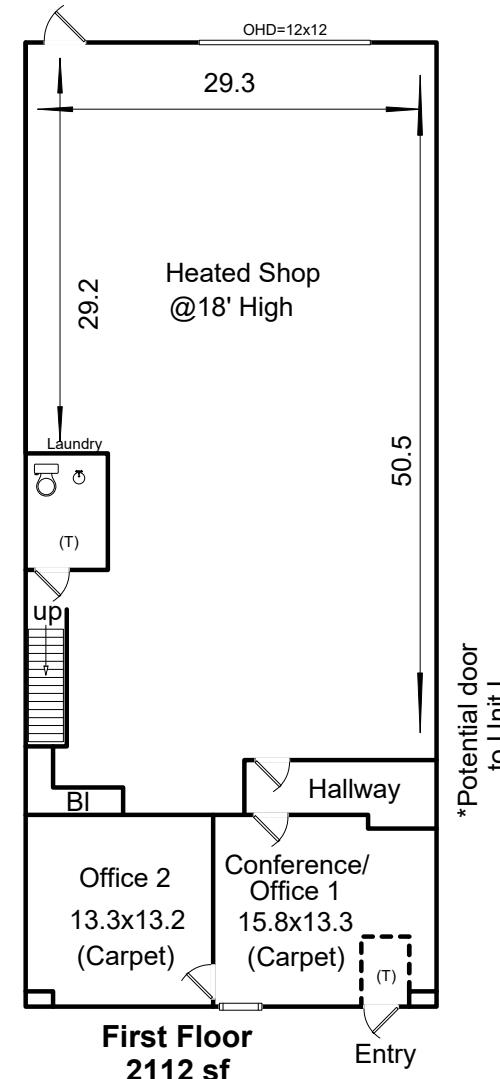
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**541 Garden Dr Unit M
Windsor CO**

Total SqFt: 2565



**Second Floor
453 sf**



42,840

LARIMER COUNTY

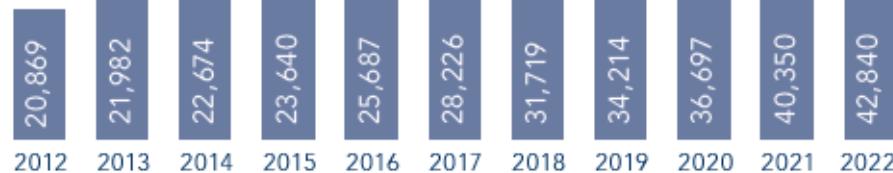
376,898

WELD COUNTY

350,176

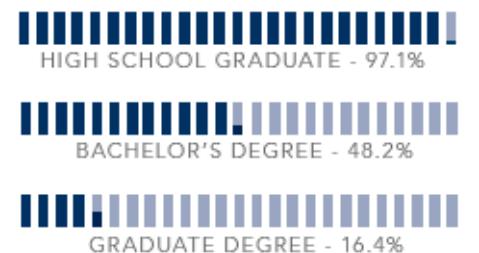


POPULATION BY YEAR

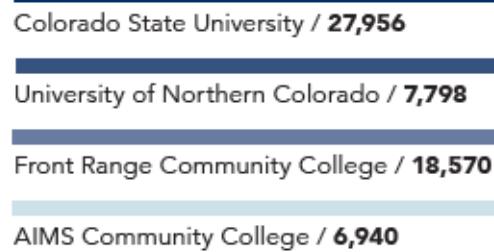


7.36% AVERAGE
YEARLY GROWTH
RATE SINCE 2012

EDUCATION ATTAINMENT



HIGHER EDUCATION ENROLLMENT



HOUSING

15,635 UNITS



1.3%
RENTAL
VACANCY
.6%
OWNER
VACANCY

HOME SALES

\$600,000
MEDIAN

96
MEDIAN DAYS ON MARKET

ELECTED OFFICIALS TOP
STRATEGIC PLAN PRIORITIES

- Strategic Growth
- Sustainable Infrastructure
- Vibrant and Healthy Economy

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