

# Available Commercial / Industrial

Welcome to 705 W 1st Ave in La Salle, Colorado 80645 – an exceptional investment opportunity outside of city limits in Weld County. This 5808-square-foot property, spread across 1.51 acres, transcends being just a space; it's a strategic investment tailored for success in the beef capital of Colorado.

Presently, this property houses Valley Packing, a fully-equipped meat processing operation designed to process 100 head of cattle and 80 hogs . As an all-encompassing purchase, this opportunity extends beyond acquiring real estate – it includes ownership of the entire business. The property, currently configured for efficiency, offers a turnkey solution to potential buyers, with the added advantage of a live-in suite for the inspector, streamlining the path to USDA approval.

Strategically situated in La Salle and provides a physical space that values innovation and economic development. The 2.5 Units of CBT allotted to the property serve as vital resources for the existing meat processing operation and lay the foundation for potential expansions by seizing the opportunity of the ample room to double the size of the operation. As an added bonus, there's a small kitchen within the building that was previously used for catering. It presents a valuable asset for diversifying your offerings and exploring new revenue streams.

Call today for your showing and more details!

*Samuel Lopez Jr.*  
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