

**PRICE
REDUCED!**



HWY 85 INDUSTRIAL FLEX/AUTOMOTIVE BUILDING AVAILABLE

PROPERTY TYPE: **INDUSTRIAL / AUTOMOTIVE**

AVAILABLE: **2,716 SF**

LEASE RATE: **\$12.00/SF NNN**

ESTIMATED EXPENSES: **\$5.45/SF**

**(TENANT ADDITIONALLY RESPONSIBLE FOR
MAINTENANCE AND UTILITIES)**

SALE PRICE: **\$450,000.00 (\$165.68/SF)**

YEAR OF CONSTRUCTION: **2008**

ZONING: **I-2, TOWN OF EATON**

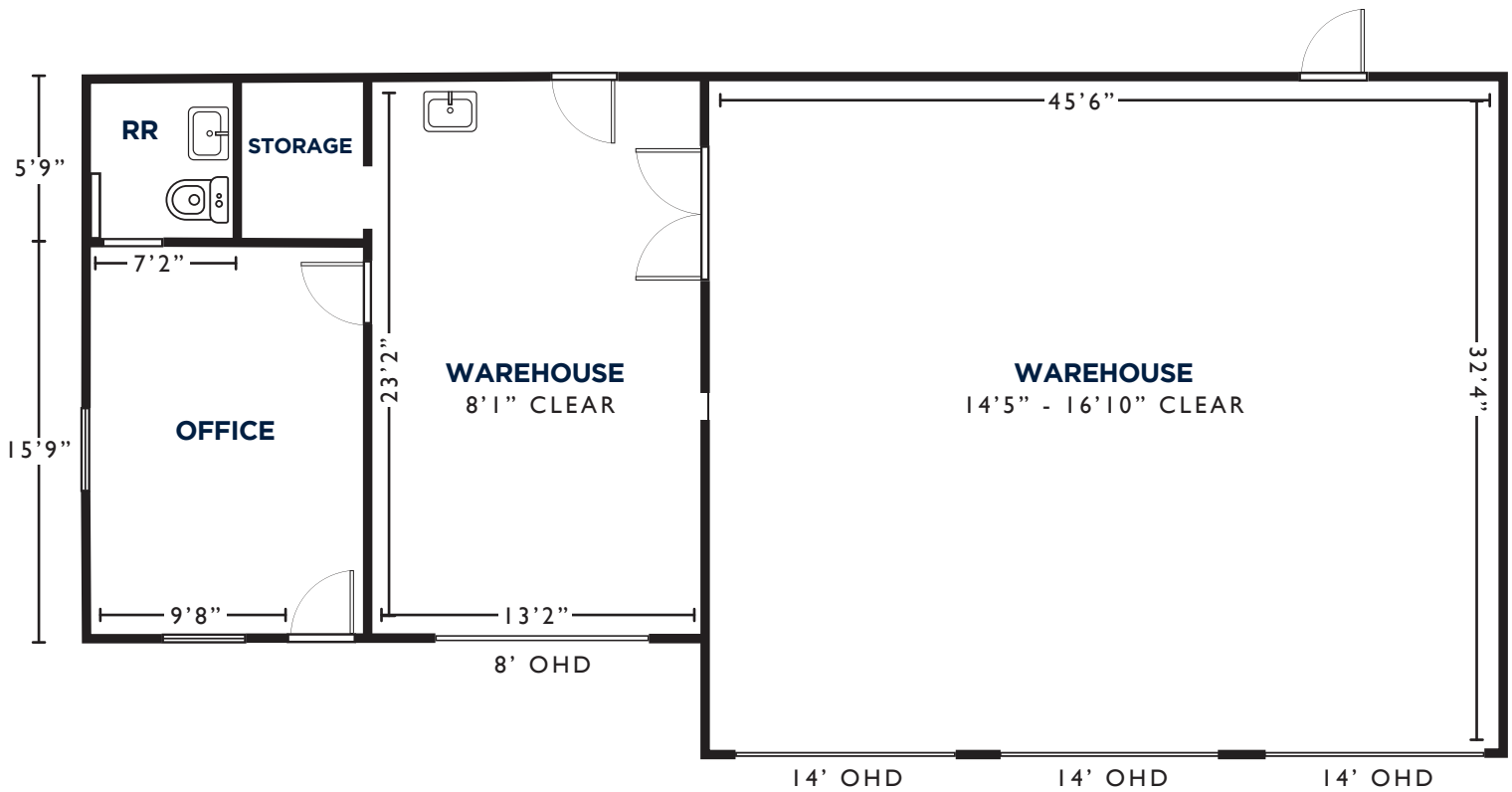
PROPERTY TAXES: **\$7,825.90**

FEATURES:

- Offers turnkey automotive shop potential with 2 lifts, parts washer, air compressor 3-bay shop, and office/reception
- Fronts Hwy 85 in Eaton, Colorado with approximately 13,000 AADT
- Radiant floor heating; floor drains in shop
- 14'5" - 16'10" clear height
- (3) 14' OHDs, (1) 8' OHD
- Gravel parking lot on 0.22 acres
- Well-maintained interior
- Pole signage available

FLOOR PLAN

133 OAK AVENUE • EATON, CO 80615



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

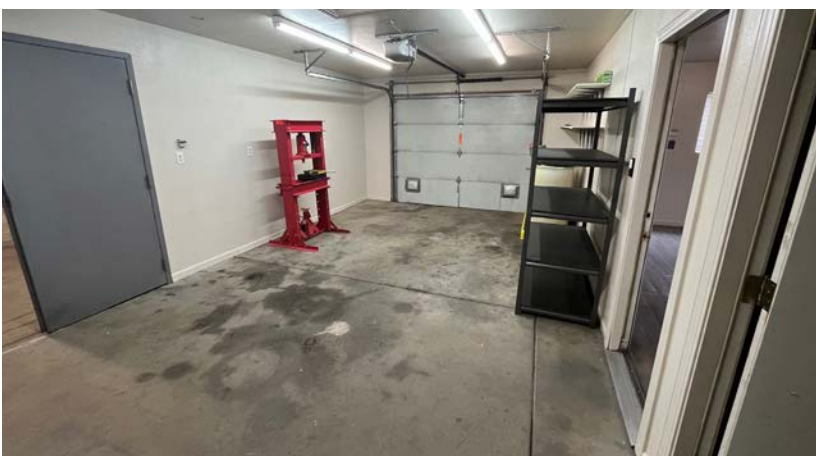
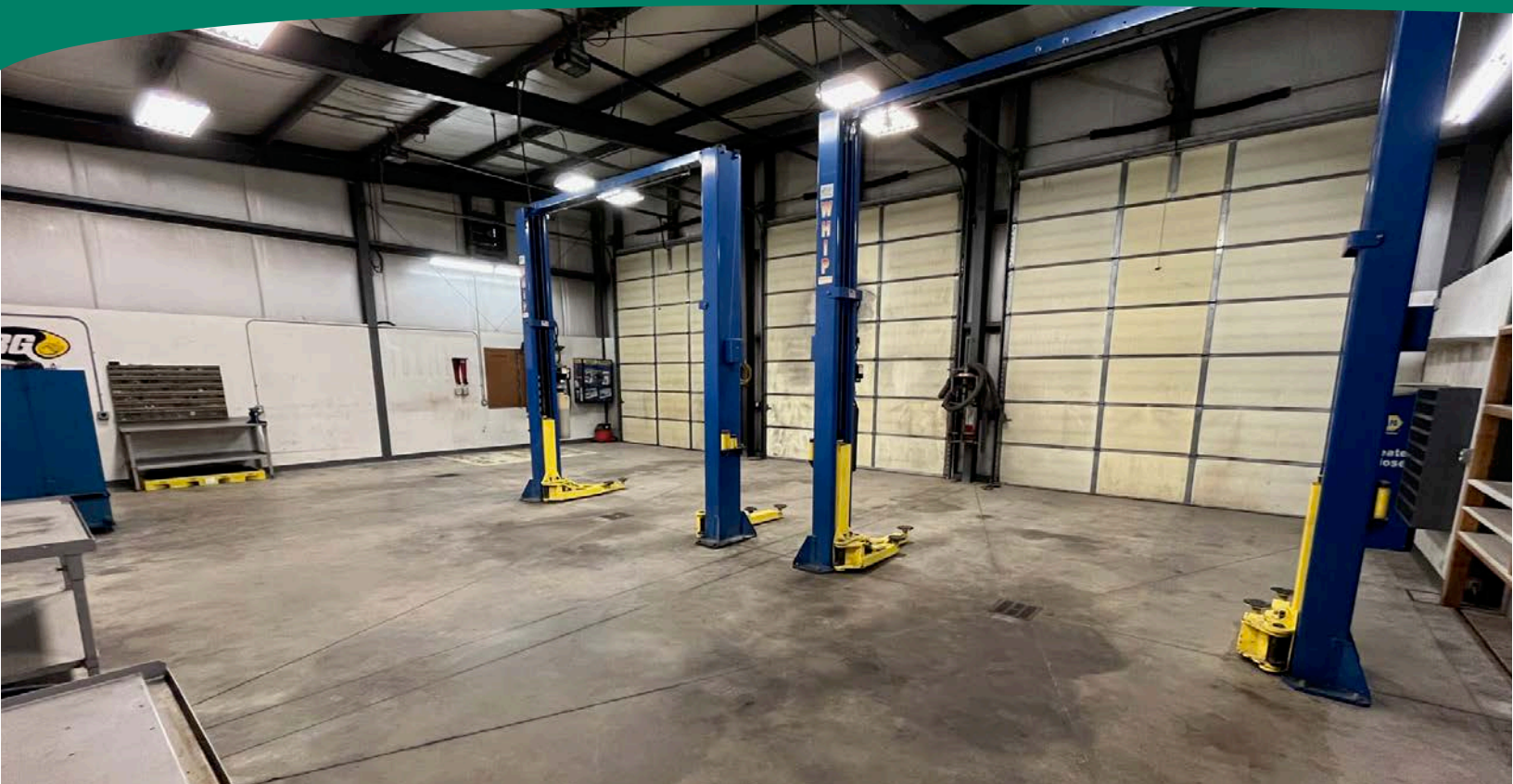
NICK BERRYMAN Broker/Partner

Office: 970.346.9900 | Cell: 970.396.0853

nberryman@realtecgreeley.com

FEATURED PROPERTY

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SITE LOCATION & DEMOGRAPHICS

133 OAK AVENUE • EATON, CO 80615



22.9

MILES
TO FORT COLLINS

28

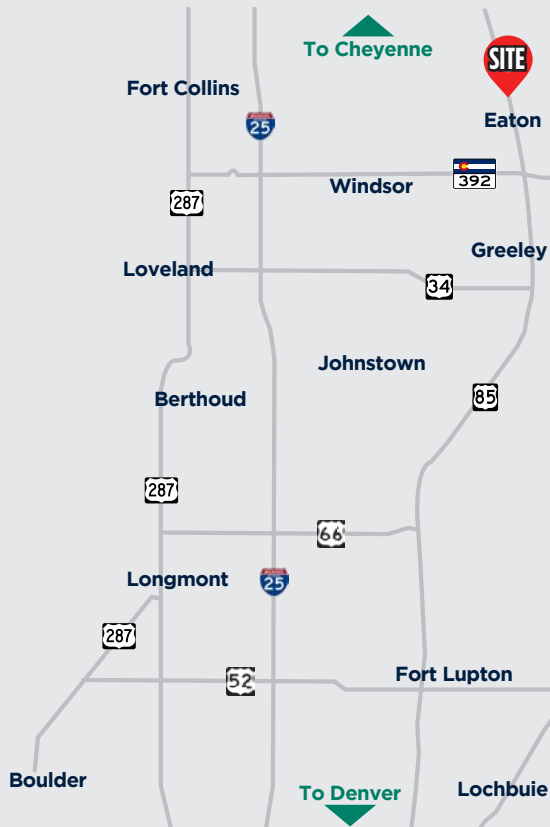
MILES
TO LOVELAND

44.1

MILES
TO CHEYENNE

60.3

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

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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