

FOR SALE - OFFICE/WAREHOUSE

2 Condo Units Totaling 2,386 SF

100 Platte Dr #2 & #17 | Fairplay, CO 80440



HARD TO FIND, SMALL BAY INDUSTRIAL IN FAIRPLAY!

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

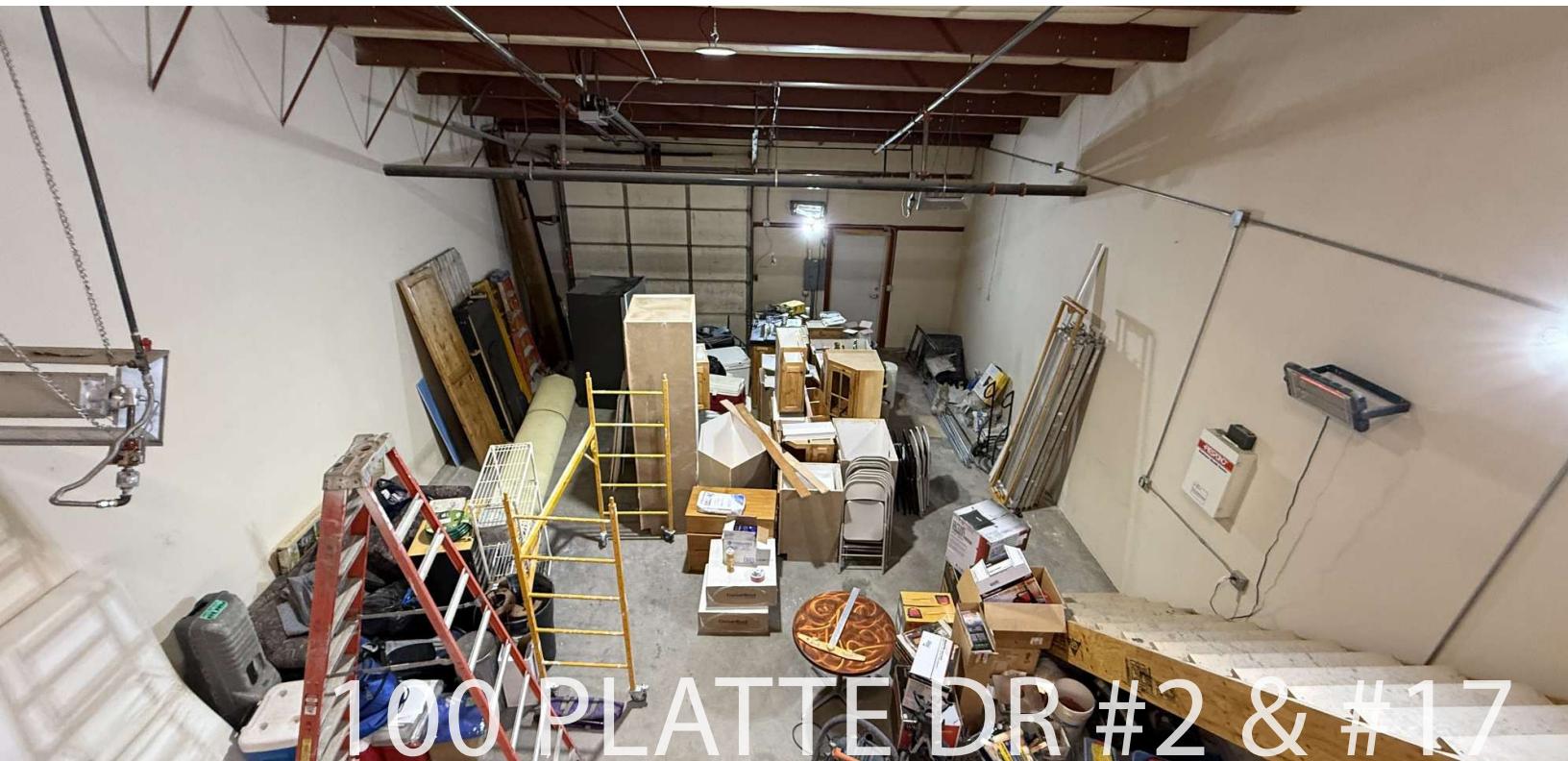
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INVESTMENT SALE OPPORTUNITY | INDUSTRIAL



OFFERING SUMMARY

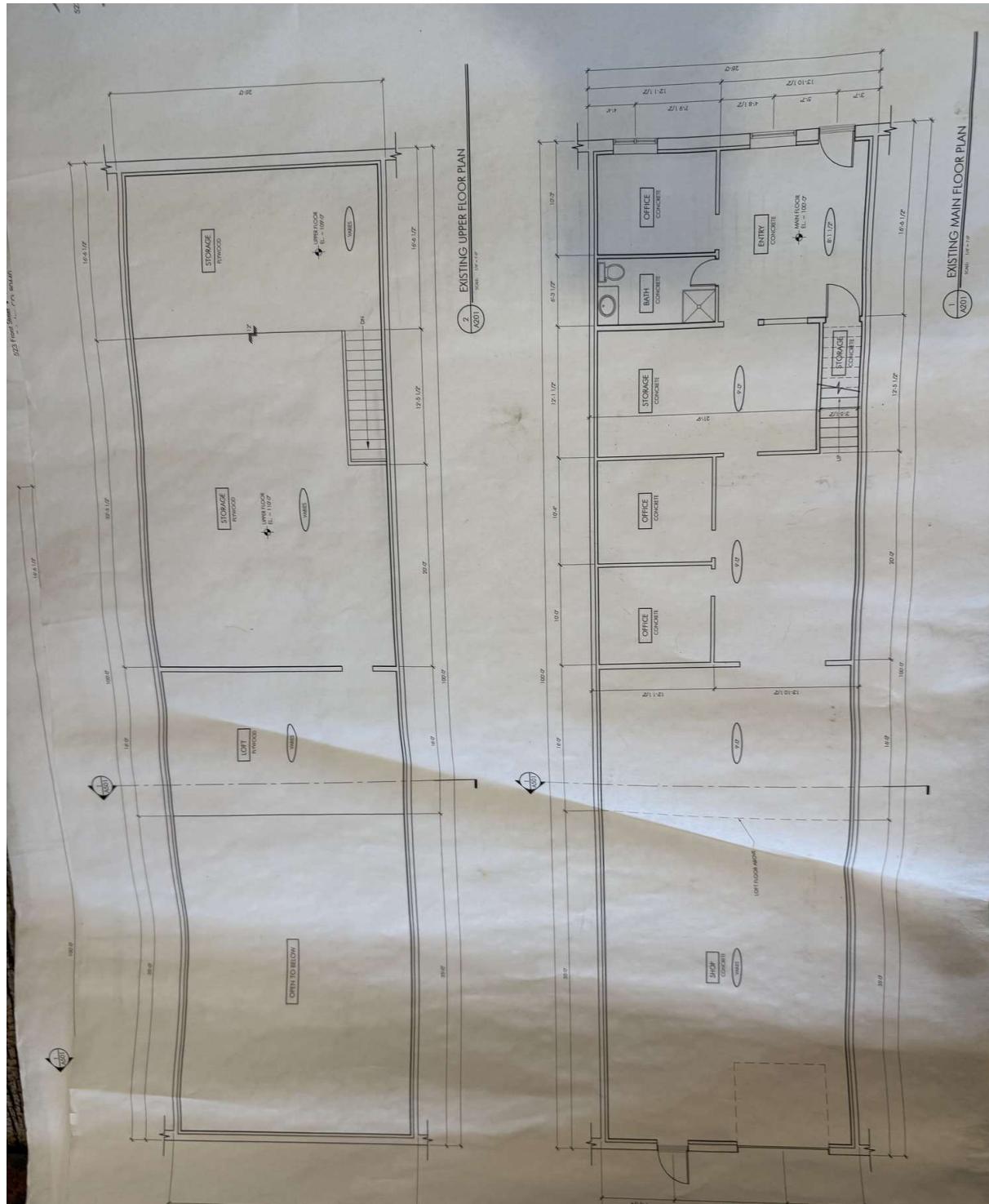
Sale Price:	\$425,000
Unit Size:	#2 - 1,193 SF #17 - 1,193 SF
Total Size:	2,386 SF
Loading:	1 - 10'x10' Drive in Door'
Sprinklered:	Yes
Year Built/Renovated:	1998/2023
Zoning:	C-2

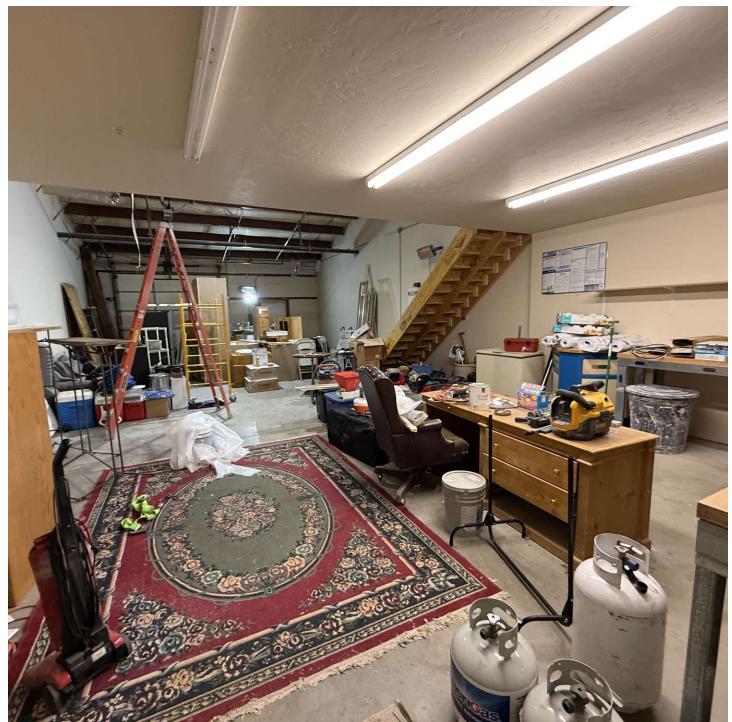
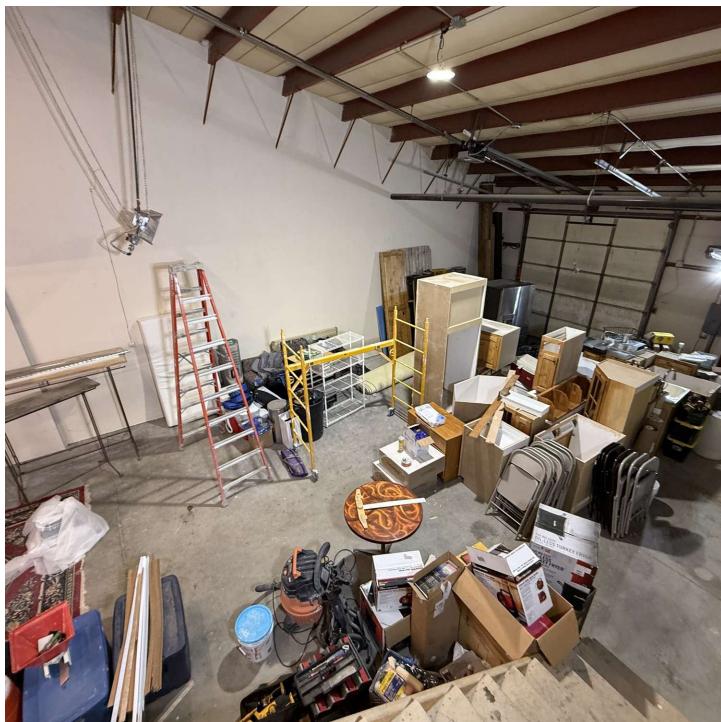
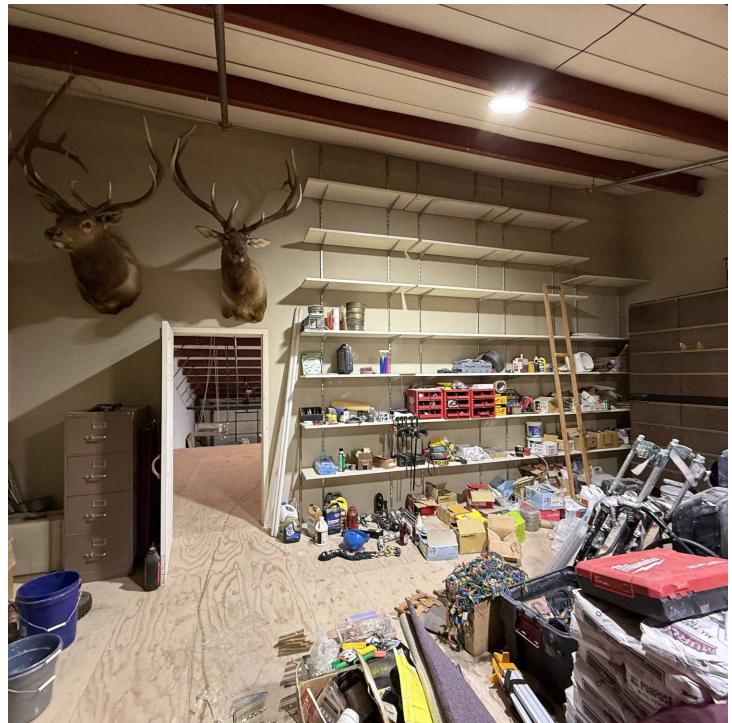
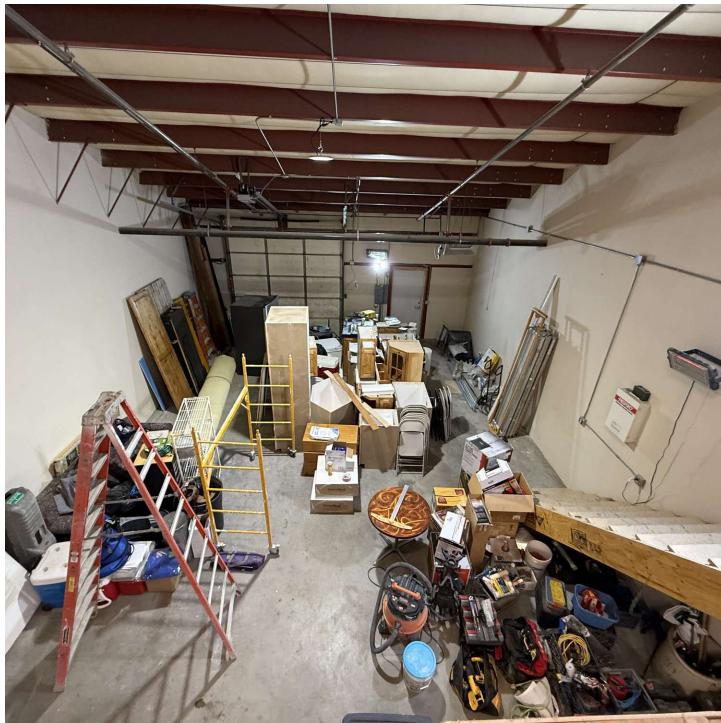
PROPERTY OVERVIEW

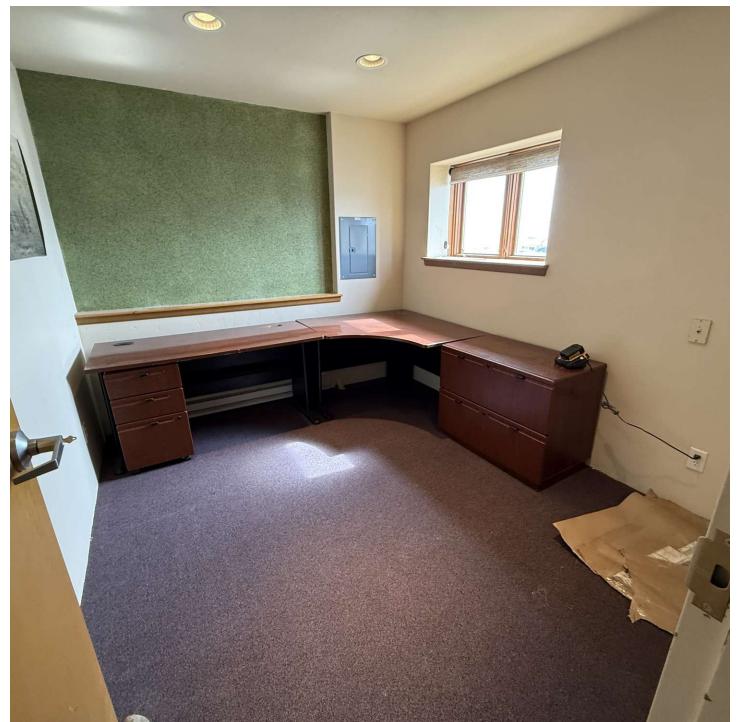
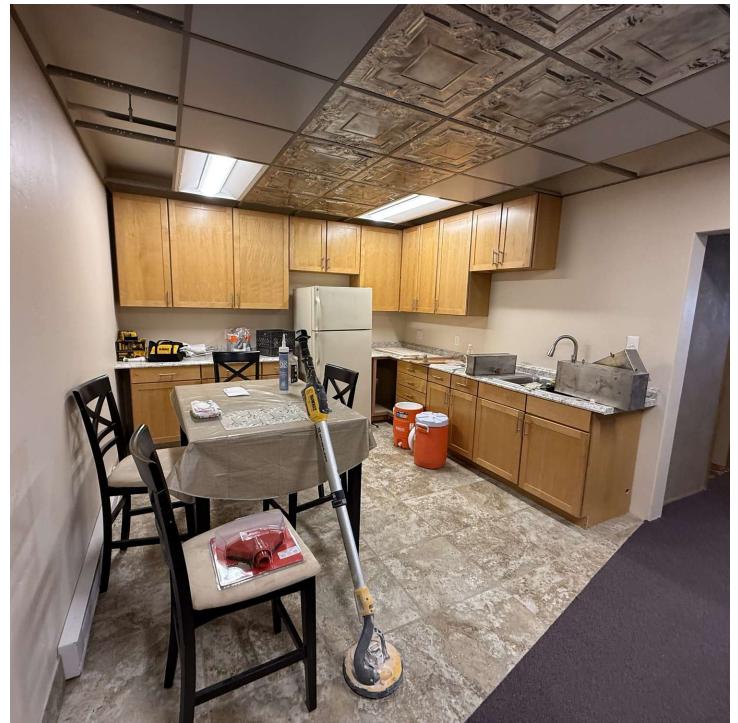
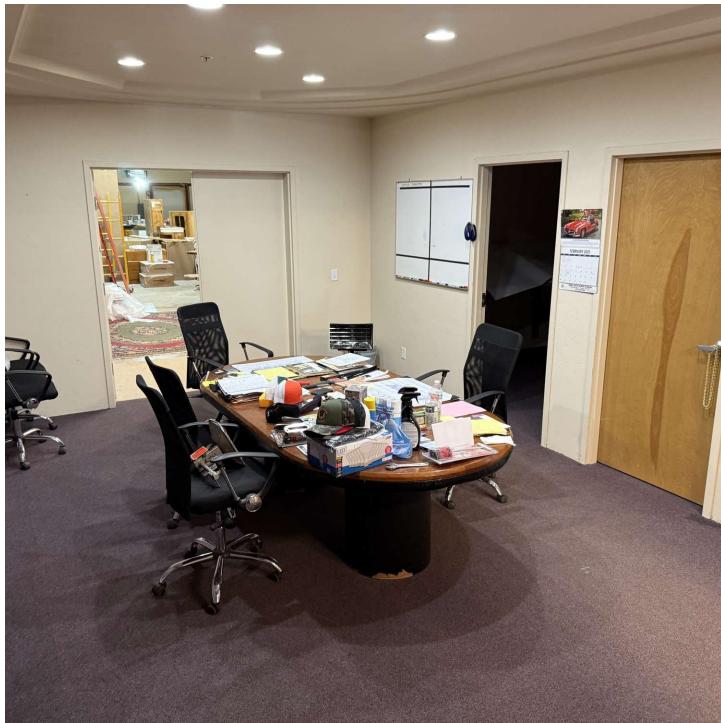
Ideal for warehouse, distribution, industrial workspace, storage, vehicle collection, equipment, or business use. Features steel stud construction with insulated walls and fire sprinklers, 100-amp electrical service per unit, a large overhead door, direct propane lines for, natural gas availability, and durable concrete flooring.

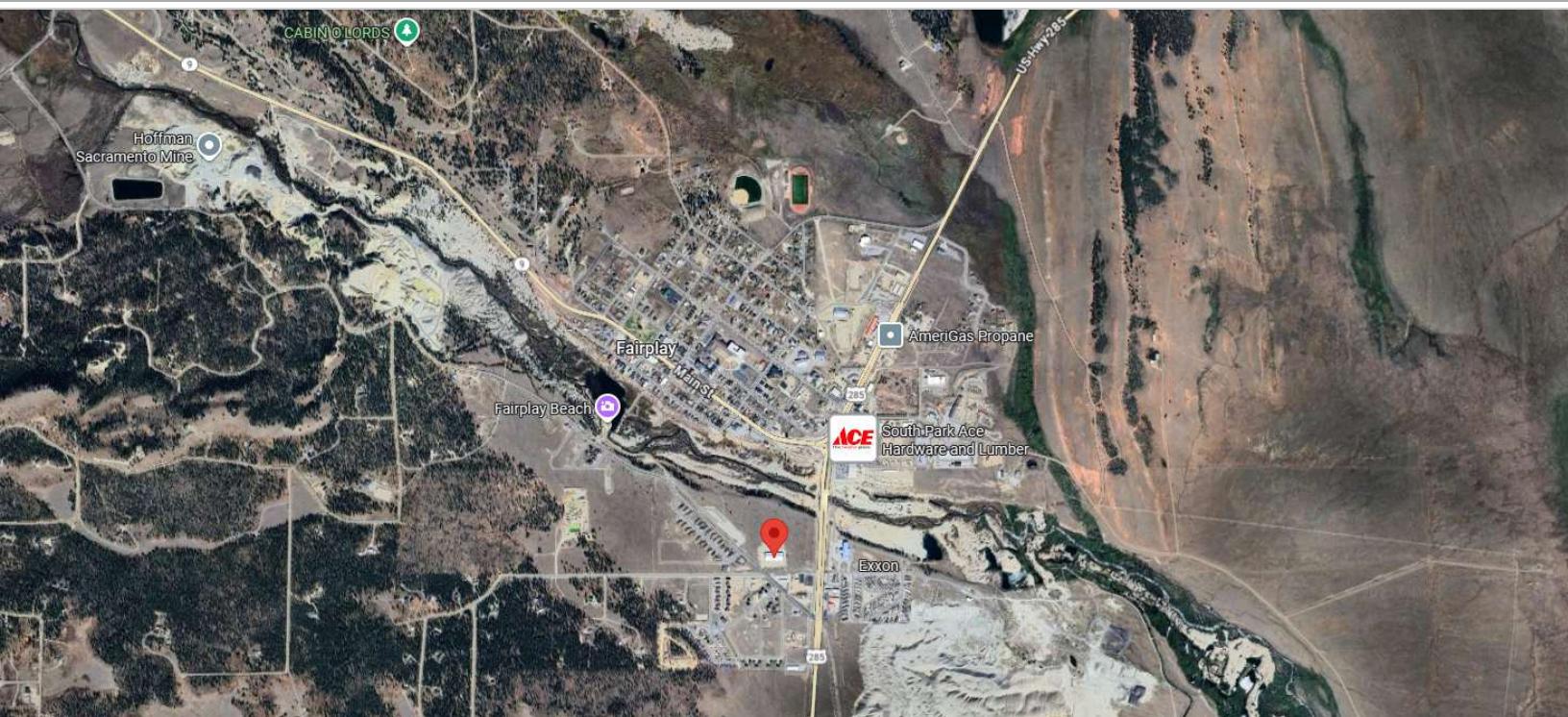
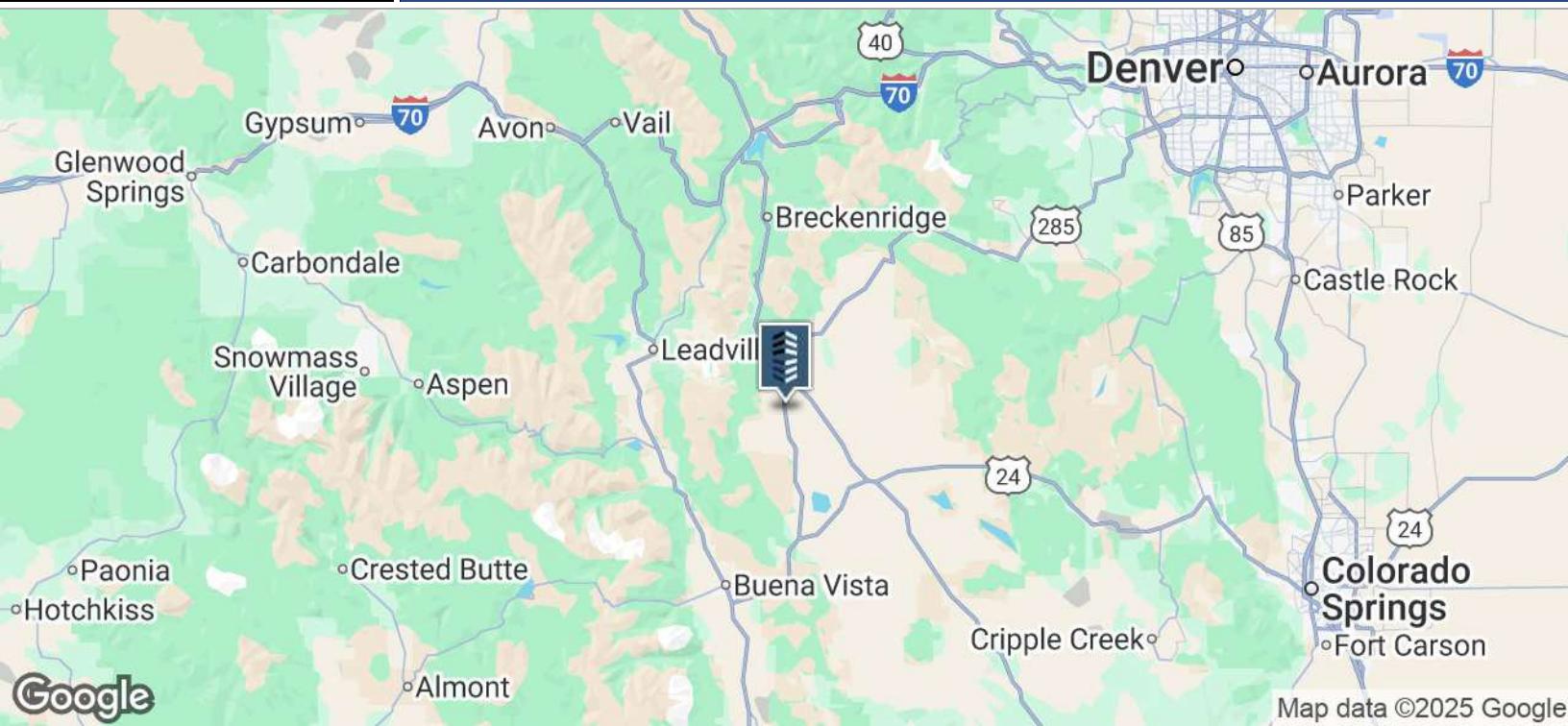
PROPERTY HIGHLIGHTS

- 10'x10' Drive in Door
- Fully Sprinklered
- 2 Full units, can be demised
- New LED Lighting
- Freespan Building - No Columns
- 10'-20' Clear Height
- Mezzanine installed for Extra Storage
- Full Bathroom including Shower
- Kitchenette
- Multiple Private Offices









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