



FOR SALE - OFFICE/WAREHOUSE

2 Condo Units Totaling 2,386 SF

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

10'x10'
Drive in Door



**HARD TO FIND, SMALL BAY INDUSTRIAL IN
FAIRPLAY!**

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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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.

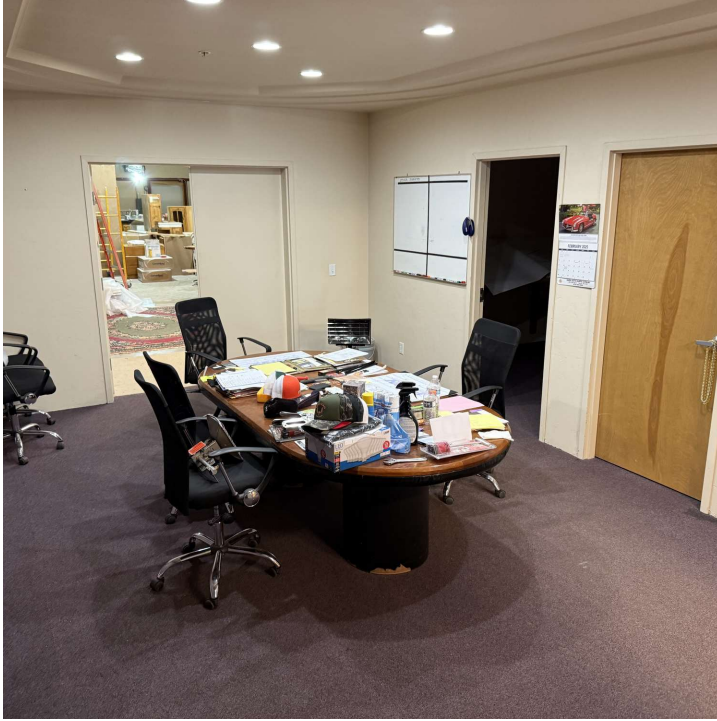
PROPERTY HIGHLIGHTS

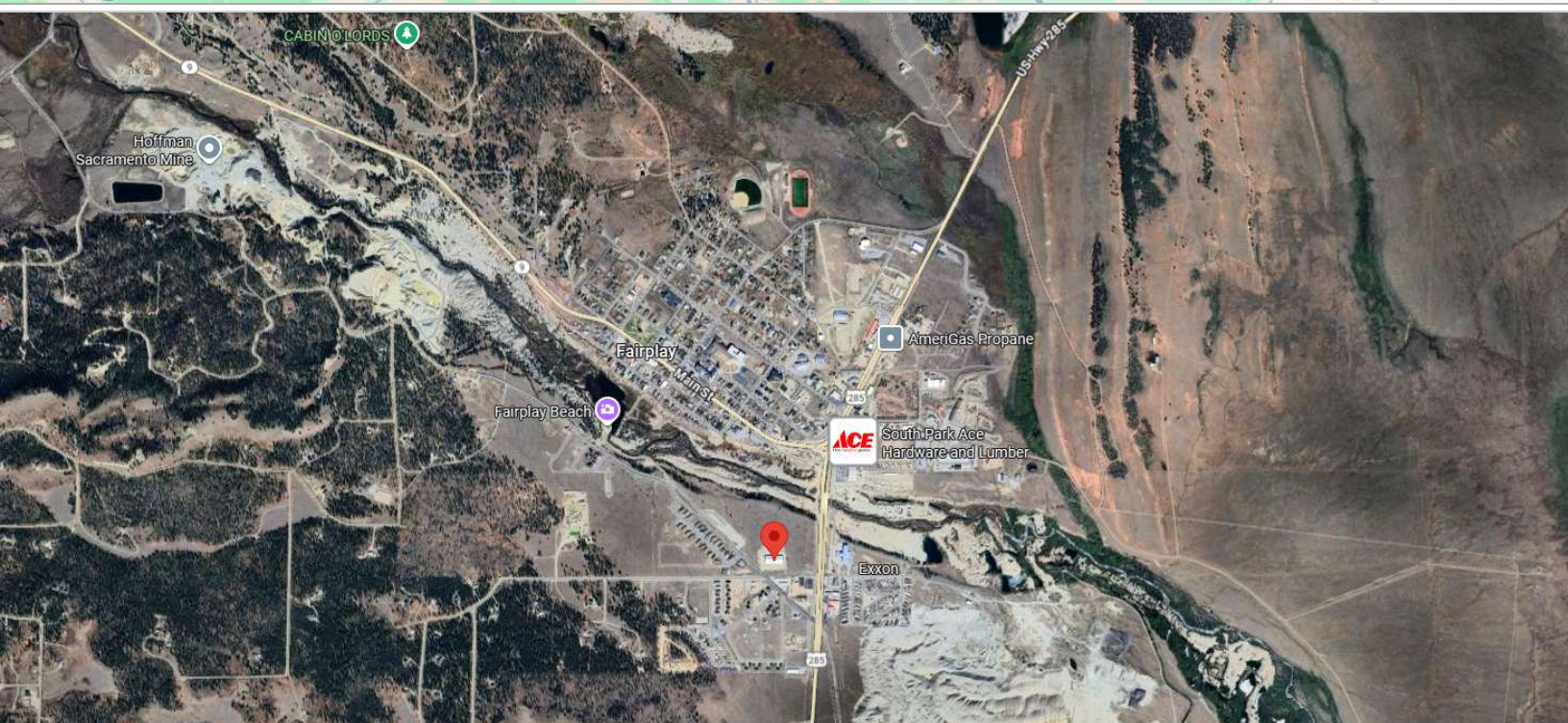
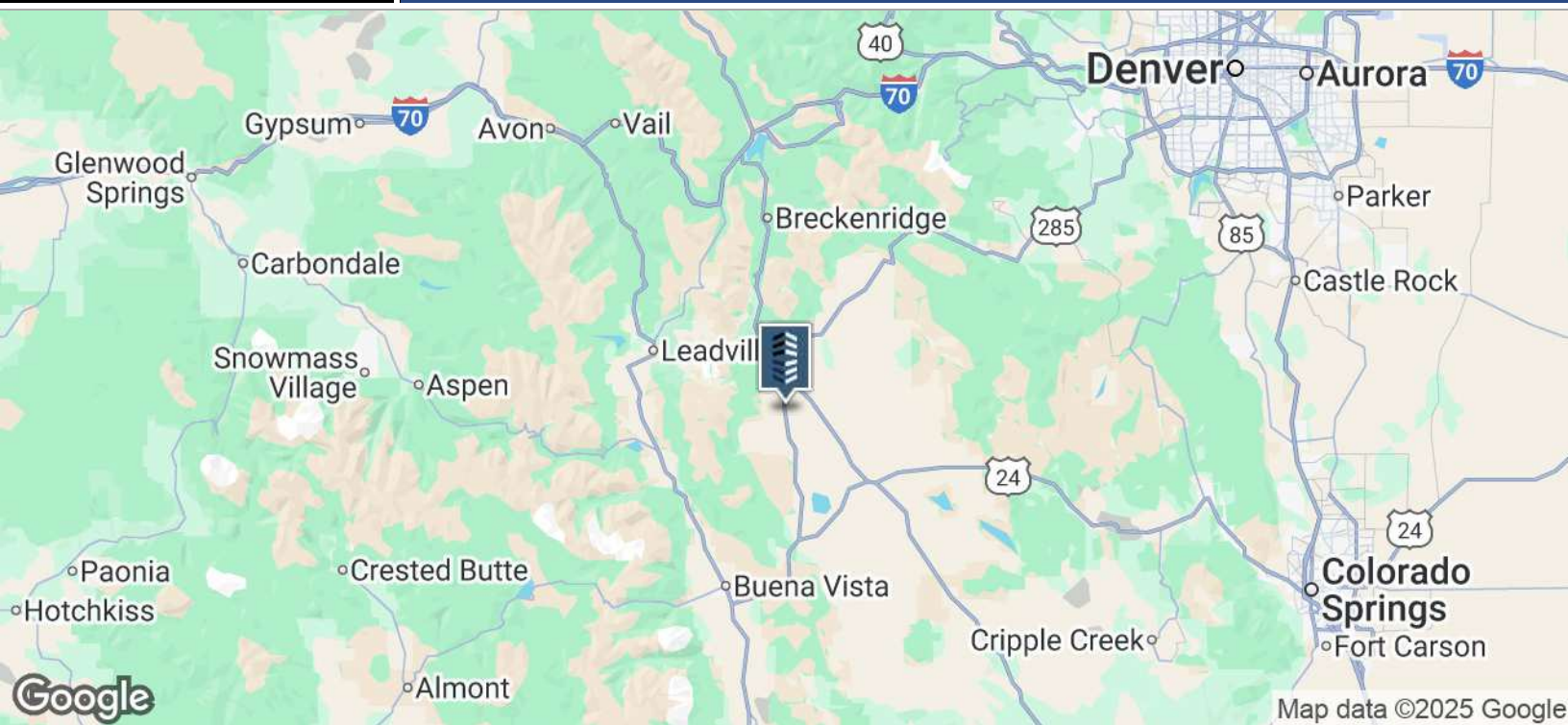
- 10'x10' Drive in Door
- Fully Sprinklered
- 2 Full units, can be demised
- New LED Lighting
- Freespan Building - No Columns
- 10'-20' Clear Height
- Mezzanine installed for Extra Storage
- Full Bathroom including Shower
- Kitchenette
- Multiple Private Offices



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.







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