



I-25 AND HWY 34 STORAGE UNIT NO. 41

3787 Ronald Reagan Blvd
Johnstown, CO

Offering Highlights

- Right at 25-34
- 14' x 14' overhead doors
- 16' Ceiling Height
- Code-operated gate and fully fenced
- Unit is insulated



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 7.31.24.



Property Overview

Pricing:

Unit 41 individually at 800SF = \$165,000

Rent Income:

Approximately \$800/month Proforma, as it is owner-occupied

Zoning:

Light Industrial

Utilities:

- Electricity: Each unit is individually metered with 120-volt service; Each has capacity to service 220-volts
- Owners' Association Includes: trash removal, snow removal, and landscaping which is \$75/unit per month
- Common Restrooms on south side

Covenants, Association Documents, and Taxes:

- Owners' Association yearly: \$900
- Taxes yearly: \$4,480

<https://2534colorado.com/master-association/>

Location:

1.6 miles east of Interstate 25 and less than 1,000 feet south of Highway 34