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\$975,000

READY TO OCCUPY!

**112 S DENVER AVENUE,
FORT LUPTON, CO 80621**

**6,592 SQ.FT. TOTAL
MULTIPURPOSE
ZONED C2 HEAVY COMMERCIAL**



BUY ME! This exceptional property, situated on a corner lot along the main street in Fort Lupton, boasts ample parking and a spacious single-story building with a full basement. Previously operated as an urgent care facility, it is ideally suited for medical purposes. Alternatively, it could be reverted to its original function as a bank, complete with an existing vault. The property is also well-suited for retail, office space, or a restaurant. The current layout includes 9 office spaces, expansive training rooms/office center, a kitchen, reception area, a lab, 3 bathrooms, among other features. This prime location is an excellent opportunity for your next business venture. Act swiftly, as this property is priced to sell quickly!



FOR SALE OR LEASE. \$14 PER SQFT + NNN



