



SALE

Owner User/Investment Opportunity

711 39TH ST
Evans, CO 80620

PRESENTED BY:

WESLEY PERRY

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COBEY WESS

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

711 39th Street in Evans Colorado is ideally positioned for a small business owner looking for a functional warehouse. This property could serve as a home for most small industrial users looking to expand, consolidate, or grow into a space of their own. 711 39th Street is nearby US Highway 85 and located less than five minutes to US Highway 34. The building offers three (3) phase 220 amp electrical service and a 14' - 15' clear height. Previous known uses have been auto body shops and honey manufacturing.

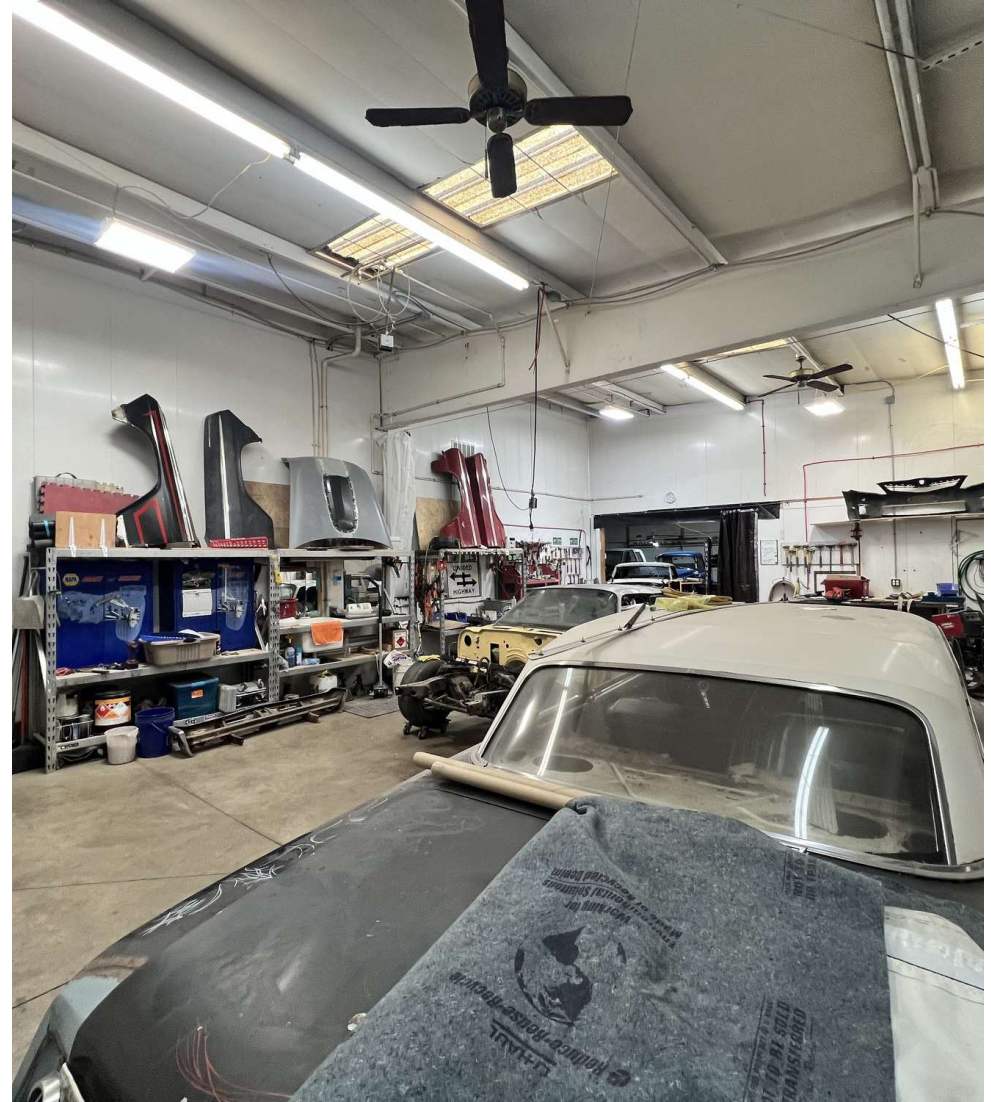
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BUILDING INFORMATION

SALE PRICE:	\$675,000.00
BUILDING SIZE:	5,000 SF (1,000 SF Office/4000 SF Warehouse)
POWER:	3 Phase: 220AMP/240V
LOADING:	Two (2) Drive-in Doors
CLEAR HEIGHT:	14' Minimum; 15' Maximum
RESTROOMS:	Three (3) Restrooms One (1) Shower
AVAILABLE YARD:	6600 SF (.15) Acres (Partially Fenced)
SITE SIZE:	11,900.00 SF (.27) Acres
BUILT/RENOVATED:	1983/1985
CITY:	Evans
COUNTY:	Weld County
ZONING:	RC (Evans)
TAXES (2024):	\$10,420.16

ADDITIONAL PHOTOS



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RETAILER MAP



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