



## Benson Ag Land Realty

Presents for Sale  
A Commercial Property  
Julesburg CO



## 622 W 1<sup>st</sup> St and 600 W 2<sup>nd</sup> St

Commercial property opportunity on the west end of Julesburg with nearly 1 1/2 acres of buildings and paved parking for a new business. Three buildings with overhead doors, offices, storage spaces, one retail showroom, service spaces w/air compressors and lines,

**Building 1** (Main Building) – 9,215 sf base area, offices, service area, warehouse, 36,237 sf lot  
Tax: \$9,837.08 Build year: 1948 Includes a 1,440-sf shed on the east side.

**Building 2** (Lot 6)– 4,000 sf steel building, heated service area, 7,000 sf lot, Tax: \$699.60 New steel roof and siding within 10 years. Build year: 1948

**Building 3** (Quonset) – 4,000 sf arch rib farm utility bldg. Offices, storage, conf room and service area. 21,000 sf lot. Tax: \$1,581.40 Build year: 1955. Includes 14,000 sf fenced storage yard

**Lot size: 1.475 acres zoned Commercial (E)**

**Tax: \$12,118.08 (2025)**

# \$499,995

622 W 1<sup>st</sup> St, Julesburg CO

IresIS MLS #1053948



Satellite view of property highlighted in blue. **Legal: Lots 3,4,5,6,7,8,9,10 & W 40' Lot 11, Block 58, and E 27' of Lots 1 & 9, Block 59, Clarkson's 1<sup>st</sup> addition, Julesburg, CO**

### Main Building

Former auto retail showroom, customer lounge, parts sales and service, offices, and auto service area. 9,215 square foot block building built in 1948 located on US Highway 385/CO Highway 138 in Julesburg. 1,440 square foot auxiliary building on east side of lot, w/two overhead doors.

### Building 2

A 4,000 square foot steel building built in 1948. New steel roof and steel siding within the past ten years. Large overhead doors on both ends of the building. Tire storage racks, concrete floor, overhead space heaters.

### Building 3

Arch-rib building (Quonset type) built in 1955. Air lines, 2 compressors, water softener, storage closet, storage room, conference room, offices, appr 14,000 square foot fenced parking/storage lot.

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