



\$3,499,000
14,880 TOTAL SF

Great opportunity to own nearly 15,000 square feet of commercial space! Zoned for light industrial, there are currently eight business suites and all but one are rented (\$16K paid per month total) with 3-year leases, triple net. Sprinkler system throughout and rubberized walls for sound. There's 480V 3-phase and A/C in all units. Forced air in office spaces and boiler heat on the industrial side. Downstairs units have two baths, upper single unit equipped to be split into four. It's ready to go!

Exclusively Marketed By

Lindsey Sampier Baker

970.214.9715

lindsey@lindseysellscolorado.com

MLS #000000000



LINDSEY
SAMPIER
BAKER
REALTOR

exp
REALTY