

FOR LEASE OR SALE

305 CENTRAL AVENUE WIGGINS CO 80634

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Property Information

| | |
|----------------|----------------|
| Building SqFt: | 6277 SqFt |
| Lot SqFt: | 15,415 SqFt |
| Zoning: | Commercial |
| Locale: | Wiggins, CO |
| Taxes: | \$3,773 / 2024 |
| Year built: | 1952 |

Commercial building that is currently being used as a business. Included with the building is the paint booth, Cameras and DVR. Has 1 Bathroom and an office. Office has central air.

Price: **\$500,000.00**
\$79.66 Per SF

Lease Rate: **\$4,000.00 a month**
not including Utilities



Gary Hogan
REALTOR®, CNE
970-978-6864 - Cell
970-330-5000 - Office
GaryHogan@remax.net

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1275 58th Avenue, Suite A Greeley, CO 80634 | Each office independently owned and operated
All information provided deemed reliable, but not guaranteed.



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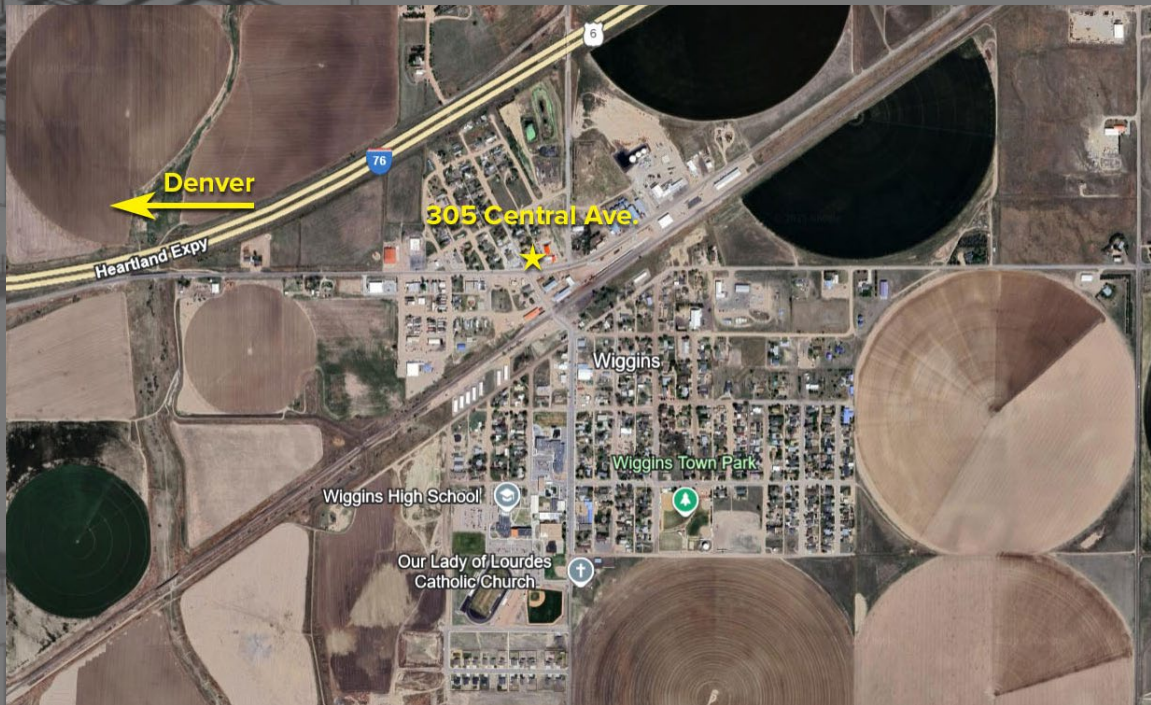
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4 OH doors Cedar fenced back of lot
Items not included but negotiable with sale Include: Paint booth, Frame machine, Air compressor, (2x) Post Lift.

Directions From Greeley

US-34 E to CR 4 in Morgan County (36 min), Follow CR 4 and N Main St. to Central Ave in Wiggins (2 min). 305 Central Ave. on the North side.

Directions From Denver

Follow I-76 E to Central Ave in Morgan County (Exit 64) Continue on to Central Ave.



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Additional Details:

- The smaller section of roof on the north side of the building was redone in 2020-2021 time frame, the rest of the roof could use to be repaired or replaced in the next 2-3 years (no known leaks at this time)
- HVAC Needs repair or replacing
- The man door on the north side will need to be repaired or replaced.
- The overhead Thermal tube heater is not included
- The oven will Not included
- The metal gates on inside of garage doors are not included
- The air compressor is not included
- The paint booth Is Included
- The cameras Are included one DVR needs repair / replace
- 3- phase power
- The Lifts have been removed



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