

FOR SALE

COMMERCIAL BUILDING

901 WEBSTER AVENUE - BURLINGTON, COLORADO

**11%
Return on
Gross
income**



- **EXCELLENT OPPORTUNITY** to purchase a very nice commercial storage building with great income potential.
- This building features 4960 square feet, heated and cooled office space, attached heated service bay/storage units with two (2) 12'x14' doors, four (4) large (38'10"x19') cold storage units and two (2) small heated/cooled storage units.
- Concrete parking area for office space and service bay and concrete side walk around the perimeter.
- Don't miss out on this great opportunity!!

PRICE: \$235,000.00

Taxes 2017: \$5115.88



**Colorado Land
Investments I, LLC**

**Cary Schlosser - Listing Broker - 719-346-8661
(Office) or 719-349-0478 (Cell Phone)**

**Larry J. Hostetler - Managing Broker - 719-346-8661 (Office)
or 719-342-8661 (Cell Phone)**

www.cololand.com

Driven by Integrity, Guided by Experience



Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.