

FOR SALE

COMMERCIAL BUILDING

C4060

44778 US HWY 24 - KIT CARSON COUNTY, CO



- **EXCELLENT OPPORTUNITY** to purchase a very nice commercial steel building with acreage.
- This building features 10,320 square feet of warehouse space (6000 sq. ft. insulated/heated & 4320 sq. ft. cold storage), 1488 square feet of heated and cooled office space and sets on a 3.5 acre lot with its own commercial well and septic.
- Located approximately 3.5 miles west of Burlington, CO off US HWY 24 and 4 miles west of I-70 interchange, great access from both.
- Office space features two offices, conference room, small break room, bathroom and mechanical room.
- Warehouse space can be used as two separate spaces. Can also be utilized as one large space with three large interior doors adjoining each space and three large exterior doors facing east for exterior access with a loading dock.
- Concrete parking in front of exterior loading bay doors, concrete sidewalk around the perimeter and a large gravel yard on east side.
- Don't miss out on this great opportunity!!
- Call Cary for a private showing at (719) 349-0478 or clschlosser@hotmail.com.
- Go to www.cololand.com for more details and pictures.

PRICE: \$375,000.00

2020 Taxes: \$7,338.00



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: clschlosser@hotmail.com

www.cololand.com

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.



Office #1



Office #2



Reception Area



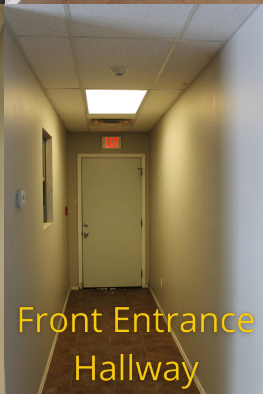
Restroom



Break Room



Conference Room



Front Entrance
Hallway



Mechanical/Hot Water Heater/Heater Room



Warehouse #1
Insulated & Heated



Warehouse #1
Insulated & Heated



Warehouse #1
Insulated & Heated



Warehouse #2
Cold Storage



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