

FOR SALE WAREHOUSE/STORAGE PROPERTY

880 RAILROAD AVE - BURLINGTON, CO

C4070



40'x65' Metal Building with 50 ton scale



60'x64' Metal Building



50'x100' Metal Building with 30'x70' lean-to



30'x65' Metal Building

WAREHOUSE/STORAGE PROPERTY FOR SALE

- Great property with **four (4) metal buildings**
- Located at the corner of Railroad Avenue and 8th St./HWY 385 in Burlington, CO
- Potential Investment Property - Current tenant in place and possession subject to tenant's lease
- Property contains a 40'x65' Metal Building with 50-ton scale, 50'x100' Metal Building with 30'x70' covered lean to, 30'x65' Metal Building and 60'x64' Metal Building
- All improvements set on Leased Railroad Property
- Don't miss out on the opportunity to own this unique property! **Call Cary for a private showing at (719) 349-0478 or clschlosser@hotmail.com.**

PRICE: \$600,000.00 - 2021 Real Estate Taxes \$2,177.48



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

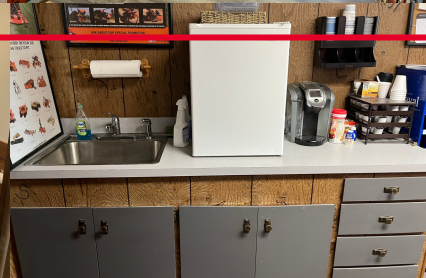
Cell: (719) 349-0478

Email: clschlosser@hotmail.com

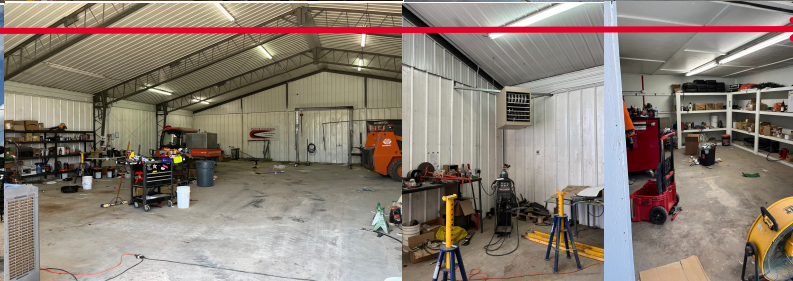
www.cololand.com

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.

40'x65' Metal Building with 50 ton scale



60'x64' Metal Building



30'x65' Metal Building



50'x100' Metal Building with 30'x70' lean-to



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.

AERIAL MAP

50'x100' Metal Building with 30'x70' lean-to

30'x65' Metal Building

60'x64' Metal Building

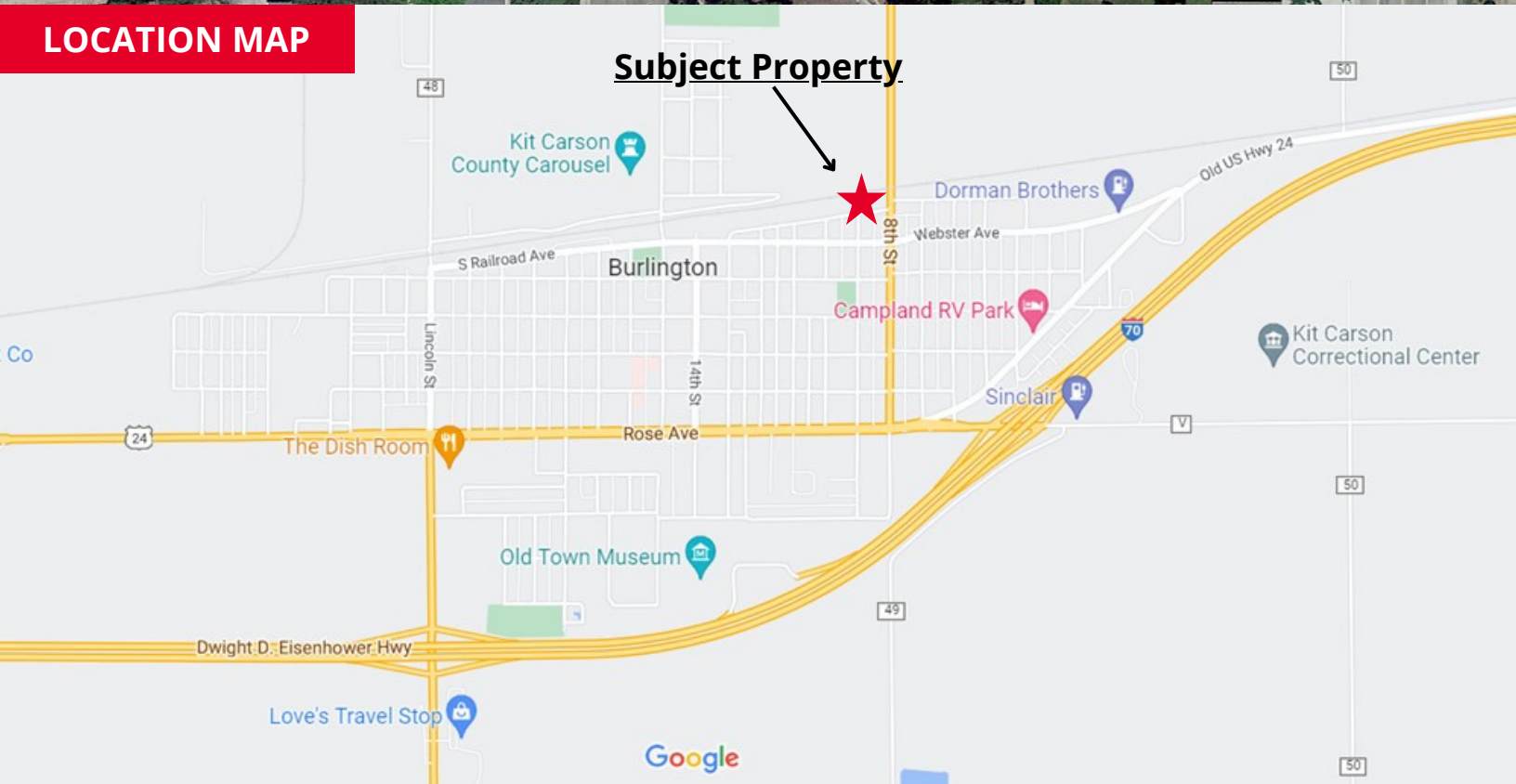
40'x65' Metal Building with 50 ton scale

Railroad Ave.

HWY 385/8th Street

LOCATION MAP

Subject Property



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.