

FOR SALE

20525 CR 50, LASALLE CO 80645



Over 7,000 SF on 4.820 Acres \$1,500,000.00



Property:

- Security Fence encloses property
- Non-Potable Well for Shop and Yard
- All new Sprinklers for the yard
- 8 Slot Lean-to
- 9 plugs for semi-trucks
- 4.820 Acres
- Security Fence



Virtual Tour: <https://my.matterport.com/show/?m=e91iZdpemqd>

Mary Jo Brockshus

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RE/MAX
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ALLIANCE

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RE/MAX Commercial Alliance | ColoradoCommercialBrokers.com



1275 58th Avenue, Suite A, Greeley, CO 80634 | 970.330.5000 | Each office independently owned and operated

All information provided deemed reliable, but not guaranteed.



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Building 1:

Residential/Office 1,430 SF Built in 1975

- 2- Bedroom/Offices
- Office
- Conference Room
- Sprinkler is on nonportal well water



Building 2:

Shop 5,112 SF built in 1984 added onto in 2005

- 3 Phase 250 Volt 200 Amp
- 2 -16 Ft OH Doors w Openers
- 1-14 Ft OH Door w Opener
- Radiant Heat
- 1 Bathroom
- Compressor Lines



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Building 3:

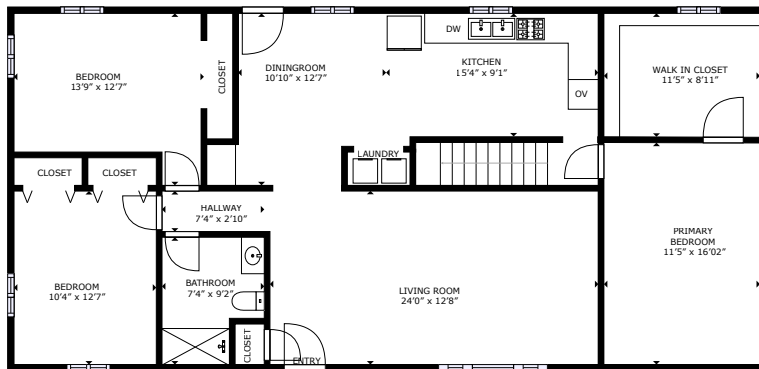
Shop 1,344 SF built in 1989

- 1-10 Ft OH Door
- Heat is Forced Air Propane

Building 4:

1 – 8 Ft OH Door

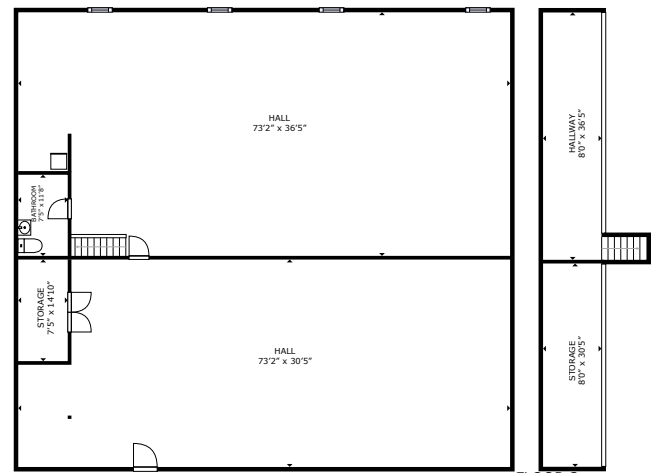
Dust free building
Suspended heater



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,377 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1,400 sq. ft. FLOOR 2: 575 sq. ft.
TOTAL: 1,975 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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