

**RETAIL, OFFICE, INDUSTRIAL
FOR SALE**



**34465 US HIGHWAY 285
PINE, CO 80470**



34465 US Highway 285 is a 5,760 square foot "Butler" building in excellent condition, on 1.64 acres. A freestanding outbuilding is also included. Zoning allows for many uses.

**PLEASE DO NOT DISTURB TENANT.
!Showings by appointment only!**

BUILDING SIZE: 5,760 square feet
SITE SIZE: 71,438.4 SF (1.64 acres)
YOC: 1998
OFFICE: 24% (1,498 SF)
DRIVE IN DOORS: 2 (10' X 12') & (14' X 13')
PARKING: surface (14 spaces)
HVAC: Furnace in office area + unit heaters
MATERIALS: Metal Butler Building
CITY/COUNTY: Pine/Park
WATER/SEWER: Well and Septic
CABLE: Century Link
UTILITIES: IREA (electricity), XCEL (gas)
TAXES (2017): \$8,937.00
ZONING: Rural Center Mixed
Use (See attached uses)

The property is currently operating as an "industrial use" and is doing so as a legal, non-conforming use.

**FOR SALE
\$725,000.00**

OFFICE: The 1,498 square foot office area was nicely remodeled in 2014 with new toilet, shower and kitchen. Clean and professional looking.

OUT BUILDING: A 385 square foot (48' X 8' X 8') freestanding, steel, shipping/storage container with man door, power/lights and a/c.

BILLBOARDS: There are two billboards visible from US 285, which are leased for additional income.

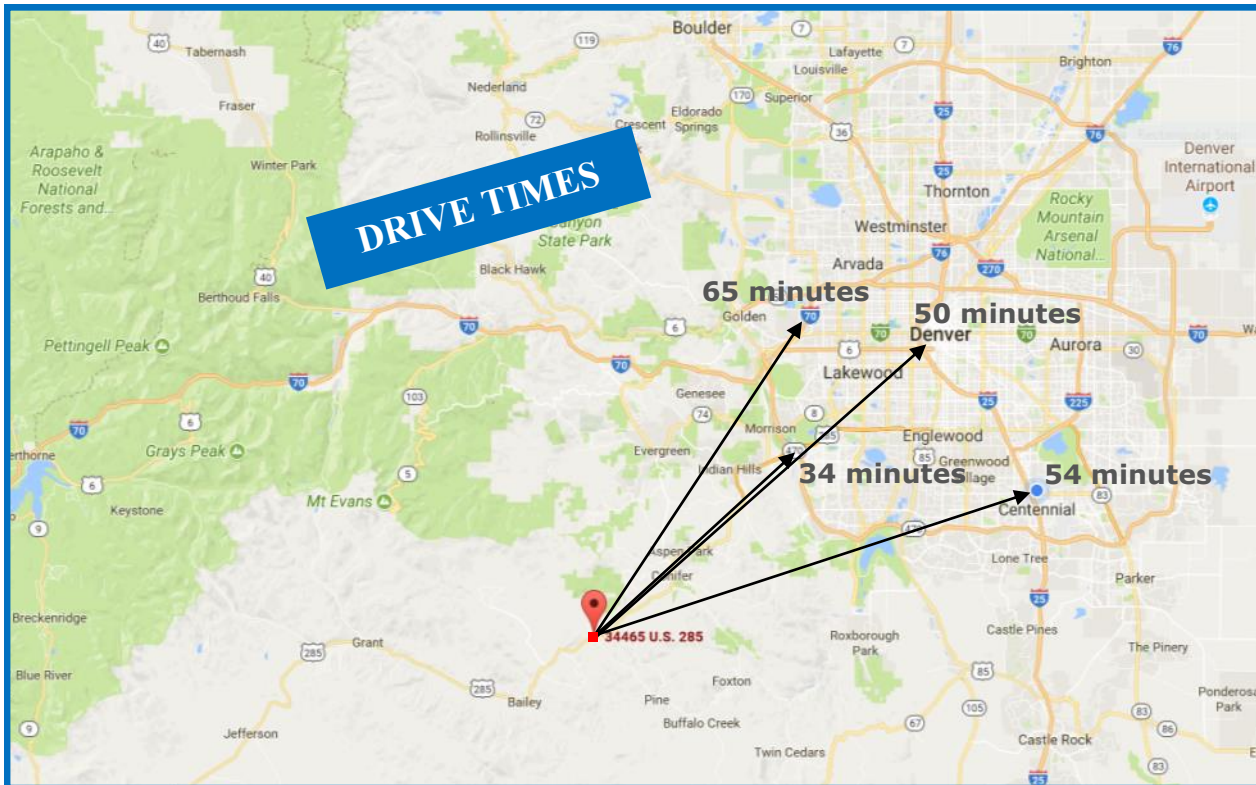
FF&E: Price includes a large air compressor with delivery lines and all the office furniture.

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**FOR MORE INFORMATION, PLEASE CALL:
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