

**Offered at \$1,799,000.00**



**8,682 SF on 0.57 Acres**

- Great West Colfax Visibility
- Sizeable Fenced Yard
- Ample Customer Parking
- Wonderful Appearance & Image
- Pole Signage on W. Colfax
- 22,000 Cars Per Day Average Traffic Count



BUILDING SF	8,652 SF
LOT SIZE	24,611SF (0.57 Acres)
DRIVE IN DOOR	1-10'x14'
YEAR BUILT	1970 (renovated 2012)
ZONING	M-G-S
PARKING	Ample
HVAC	GFA Heat Comp. A/C
POWER	600A/115-220V/3P *est TBV



Property Taxes (2019)	\$19,137.86 (\$2.21/ SF/YR)
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**Retail / Office / Showroom / Warehouse**



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