



7287 Greenridge Road, Unit 2

Windsor, CO 80550

Price Improvement!

For Sale

\$1,000,000

3,348 SF
Owner/User
or Investment
Opportunity



PROPERTY OVERVIEW



Year of Construction

2017



Condo Size

3,348 SF



Parking (Non-exclusive)

50 Spaces



Signage

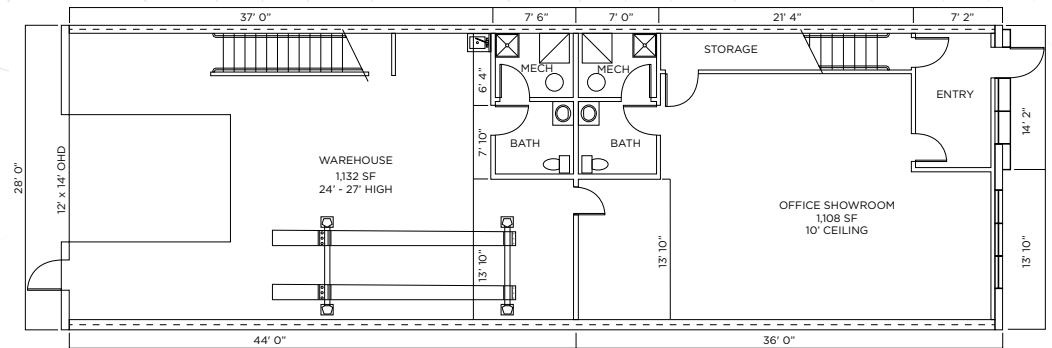
Building



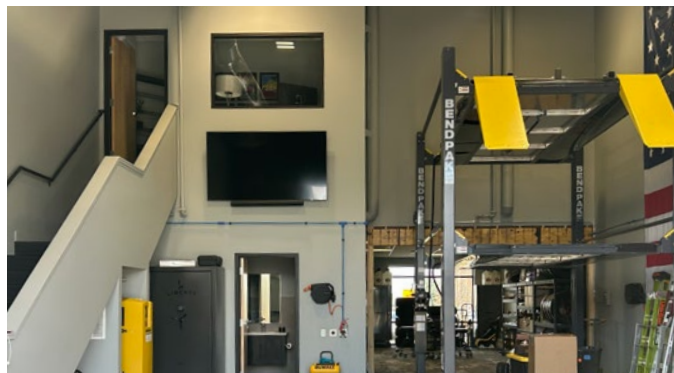
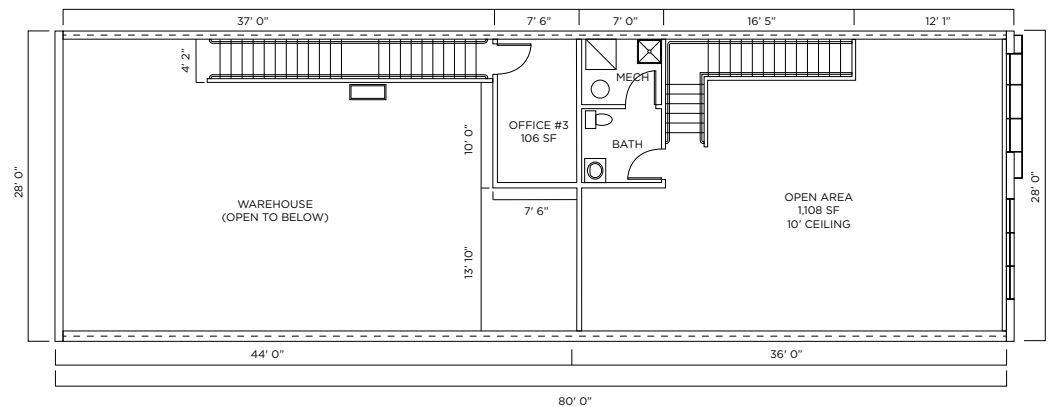
Zoning

LI (Limited Industrial)

MAIN FLOOR PLAN



SECOND FLOOR PLAN



THE OPPORTUNITY

Main Floor Office/Showroom: 1,108 SF
Private Restroom
Separately Metered

Second Floor Office: 1,108 SF
Private Restroom
Separately Metered

Warehouse: 1,132 SF
Loading (12' x 14' OHD)
24'-27' Ceiling Height
Mezzanine Office
Private Restroom
Separately Metered

This flex unit in the epicenter of northern Colorado has many possibilities for small business, toy storage and investment. It is loaded with multiple upgrades including controlled HVAC, warehouse drain, epoxy coating floor, three bathrooms, with mountain and eastern plains views. An owner could occupy the warehouse, retail space or office and rent out the other spaces. Reach out for a private showing.

OWNER/USER OR MULTI-TENANT INVESTMENT





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