



COMMERCIAL BUILDING WITH 4.35 ACRES

FOR SALE

“307 FEET MAIN STREET FRONTAGE”

LOCATION: 902 North Main (Highway 50 and 287), Lamar, Colorado

LEGAL DESCRIPTION: A tract of land in a metes and bounds description in Section 31, Township 22 South, Range 46 West of the 6th P.M., Prowers County, CO

GENERAL INFORMATION: 29,000 square foot m/l metal shop building with concrete floor, insulated approximately 80 foot X 280 divided into 3 rooms, rest room, large parts room with shelving, 12 foot X 13 ½ foot overhead doors, walk-in doors, recently remodeled store front, 40 foot X 80 foot show room, 6 offices, kitchen, reception area, lounge area, additional rest rooms.

HEATING AND AIR CONDITIONING: New forced air heat and air conditioning for the office area; baseboard electric heat. **SHOP AREA:** overhead gas radiant heat

PARKING AREA: Large asphalt parking area on three sides of the building

ZONING: Commercial

TOTAL TAXES: \$6,188.18

LISTED PRICE: \$650,000.00

CONTACT:



**FARMER-STOCKMAN
REALTY & AUCTION, LLP**
Under all is land, our professionals will lend you a hand.

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