



**29,000 SQUARE FOOT COMMERCIAL BUILDING ON 4.365 ACRES
FOR SALE
307 FEET MAIN STREET FRONTAGE**

LOCATION: 902 North Main Street, Lamar, Colorado on U.S. Highway 50 and 287

LEGAL DESCRIPTION: A tract of land more particularly described in a metes and Bounds description located in Section 31, Township 22 South, Range 46 West of the 6th P.M., County of Prowers, State of Colorado

GENERAL INFORMATION: 29,000 square foot commercial metal shop building with concrete floor, insulated.

FLOOR PLAN: 80 ft x 280 ft main shop divided into 3 rooms:

SHOP: 62 ft x 80 ft with 25 ft partition, floor drain, overhead gas radiant heat, approximately 12 ft x 13½ ft electric overhead doors, 3 walk-in doors

SHOP: 80 ft x 118 ft, 34 ft x 55 ft parts room, 8 ft x 10 ft attached office, restroom, gas overhead radiant heat, 3 approximately 12 ft x 13½ electric overhead doors, 3 walk-in doors

SHOP: 80 ft x 100 ft office, 2 internal rooms, 2 approximately 12 ft x 13½ ft electric overhead doors. Center partition overhead door, 4 walk-in doors.

OFFICE AND SHOW ROOM: 40 ft x 80 ft show room with 2 wide access and walk through doors. 2 – 10 ft x 10 ft offices. 13 ft x 15 ft office, 10 ft x 14 ft office, 14 ft x 14 ft office, L-shaped internal office, 13 ft x 15 ft reception area, kitchen and lounge area, furnace room, 2 bathrooms, 6 ft x 28½ ft hall, 6 ft x 80 ft hall, gas forced air furnace, central air conditioning, some electric baseboard heat.

UTILITIES: City of Lamar electricity, natural gas, city sewer.

LAND AREA: 4.365 acres more or less, 307 ft Main Street frontage, approximately 36,000 sq ft paved asphalt parking area

ACCESS: Main Street on the west side, Andersen Street on the north side, Lampton Road on the south side

ZONING: C-1

TOTAL TAXES: \$5,727.74 for 2016

LISTED PRICE: Consult with Broker

OWNER FINANCING: Owners will take 30% down payment and finance the balance over a 25 year period at 2½% over prime rate of interest to a qualified buyer

