



**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 13 ½ ft electric overhead door, 2 walk-in doors, florescent lights

SHOP: 80 ft X 118 ft, 34 ft X 55 ft parts room, 8 ft X 10 attached office, rest room, gas overhead radiant heat. 3 Approximately 12 ft X 13 ½ ft electric overhead doors, 3 walk-in doors

SHOP: 80 ft X 100 ft, attached 8 ft X 10 office, 2 internal rooms, 2 approximately 12 ft X 13 ½ 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 28 ½ 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: \$: 4,602.00 FOR 2009

Listed price: \$475,000.00

OWNER FINANCING: Owners will take 30% down payment and finance the balance over a 25 year period at 2 ½ % over the prime rate of interest to a qualified buyer.

SHOWN BY APPOINTMENT ONLY