

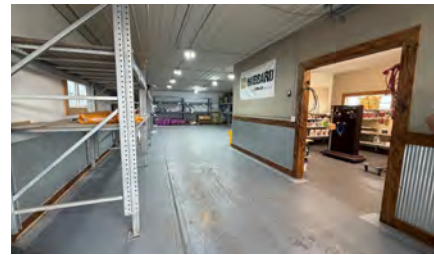
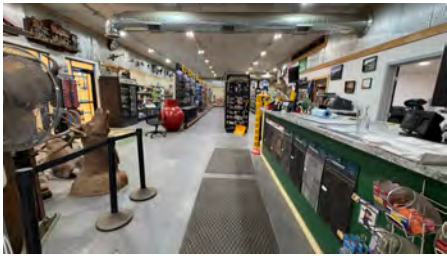
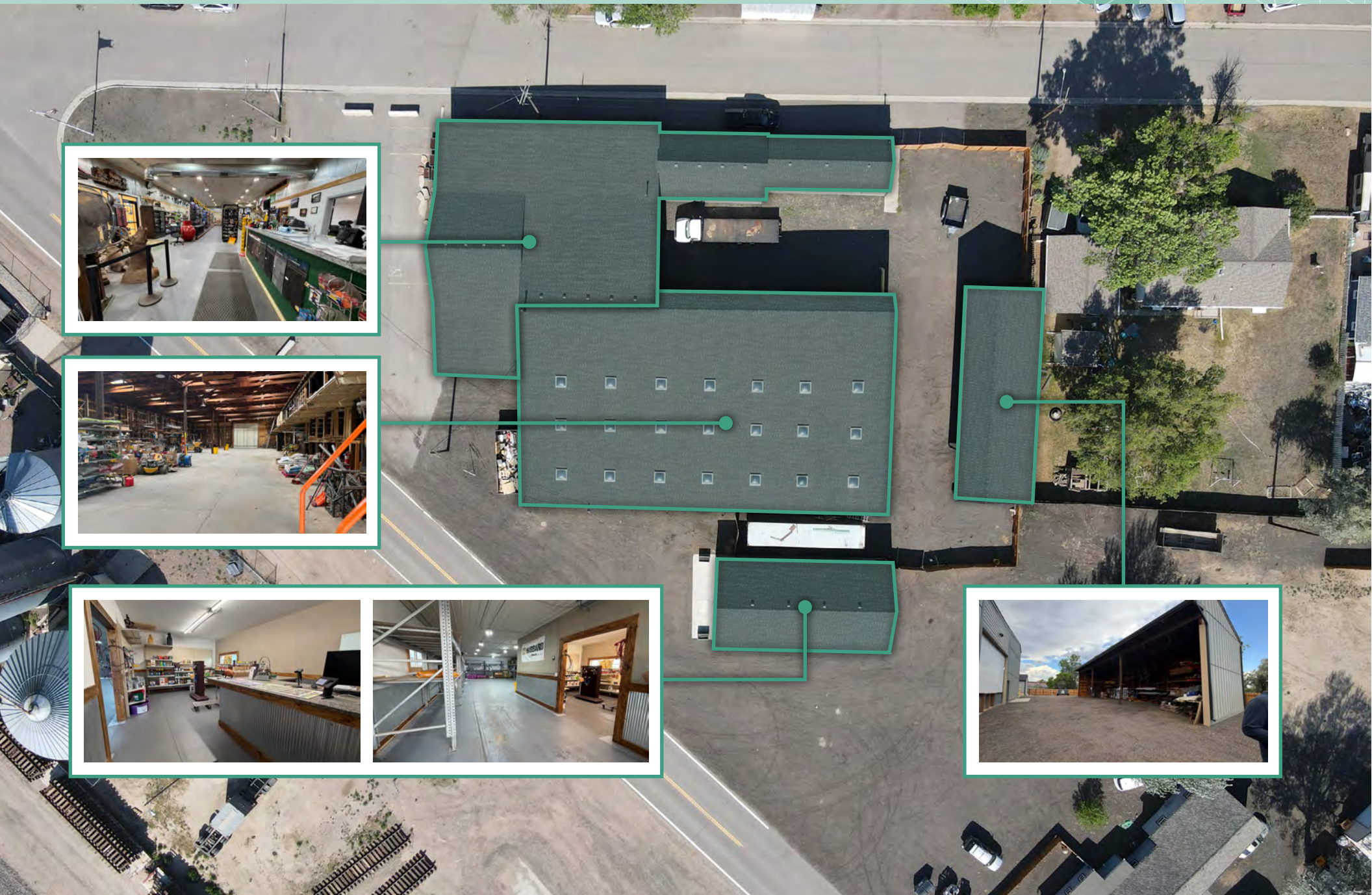
SERVICE/DISTRIBUTION WITH OUTDOOR YARD/STORAGE

701 7TH AVENUE

HUDSON, COLORADO



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HIGH VISIBILITY WITH EASY
ACCESS TO I-76



701 7th Avenue offers exceptional functionality for a wide range of industrial, construction, building supply, contractor, service, distribution, or equipment-related users.

Strategically positioned with convenient access to I-76 and Highway 52, the site serves the growing communities of Hudson, Keenesburg, Brighton, and the greater Denver metro area's northeastern corridor.

Formerly operated as a long-standing family lumber yard, the property features multiple buildings, ample outdoor storage potential, and a highly visible corner location that supports both operational efficiency and customer accessibility.

- Customize the facility to meet your operational needs
- Secure a strategic location in an expanding market
- Accommodate warehouse, showroom, office, storage, and fleet requirements on one site.

SALE PRICE \$1,800,000 (\$104/SF)

PROPERTY FEATURES

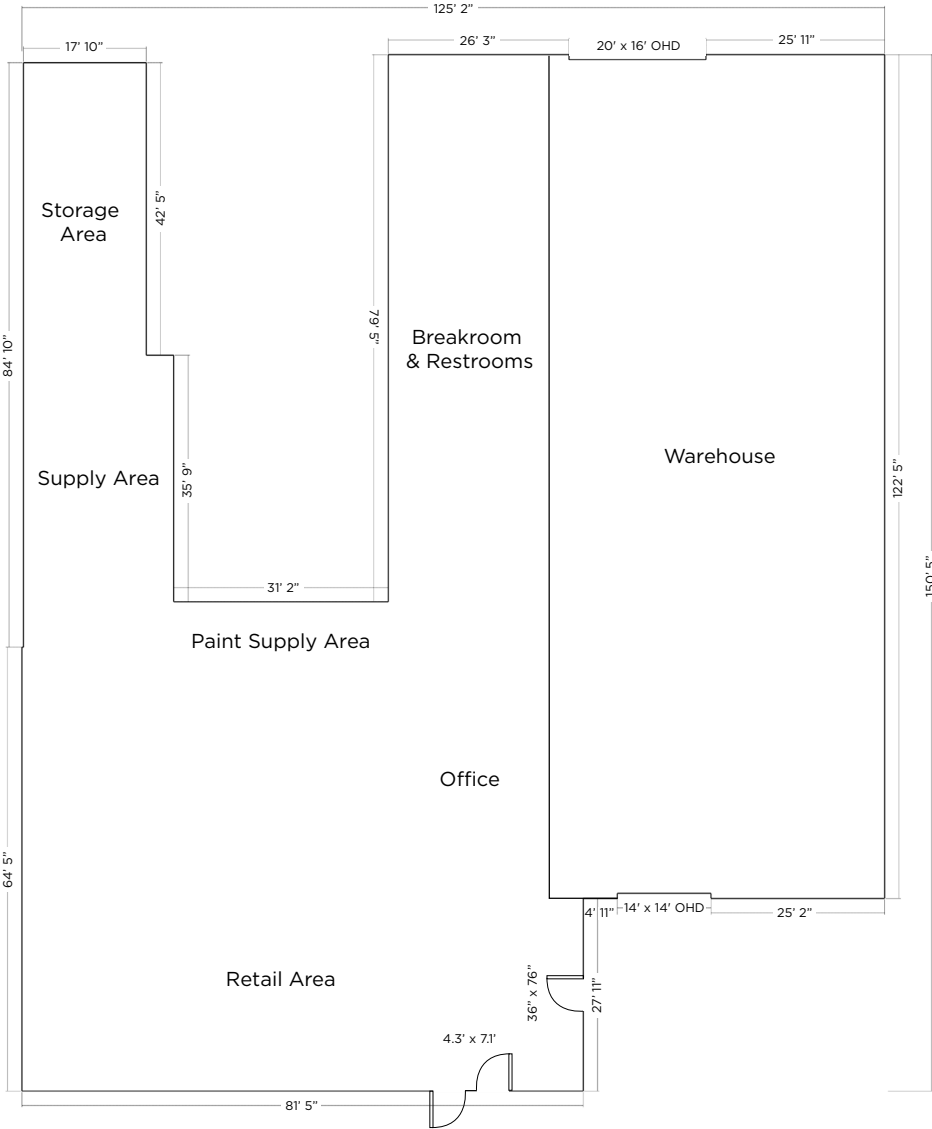
Building Size:	17,296 SF
YOC / YOR:	1910 / 1984
Site Size:	0.964 Acres
Storage:	Outdoor Yard
Loading:	(1) 20' x 16' OHD (1) 14' x 14' OHD
Parking:	13 Spaces
Zoning:	B - Business District



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FLOOR
PLAN



701 7TH AVENUE HUDSON, COLORADO

PARCEL OVERVIEW



**BUILDING 15,496 SF
SITE .718 ACRES**

**BUILDING 1,800 SF
SITE .246 ACRES**

701 7TH AVENUE HUDSON, COLORADO

SMALL-TOWN ACCESSIBILITY
REGIONAL REACH

GREELEY | 30 MILES



BRIGHTON | 12.8 MILES
DENVER | 32 MILES



SUBJECT PROPERTY

7th Avenue

Hudson Drive



McIntosh Ranch
Studio 52 Beauty Bar
Pit Stop Liquors



Main Street



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