

INDUSTRIAL PROPERTY FOR SALE

SOLAROPS

100 FRANKLIN STREET, SILVER CLIFF, CO 81252



PROPERTY SALE CONTINGENT ON BUSINESS SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker
office: (720) 909-8557
cell: (303) 981-1936
phil@transworldcre.com
CO - ER100016698, TX - 759206

BASEL FLEISCHLI

Commercial Real Estate Broker
office: (970) 223-9586
bfleischli@transworldcre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

BASEL FLEISCHLI

COMMERCIAL REAL ESTATE BROKER

O: (970) 223-9586

bfleischli@transworldcre.com

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Design Highlights

Property Type:	Industrial/Flex
Price:	\$230,000
Building SF:	1,440
Lot Size:	.18 AC
Zoning Use:	Business District
County:	Custer
City:	Silver Cliff
Contingencies:	Needs to Transact with Business

Property Overview

Positioned on a high-visibility corner lot at Franklin Street and Highway 96, this industrial/flex building offers a rare combination of solid bones and turnkey functionality in one of Colorado's most desirable small mountain communities. Built in 2003 with durable steel-frame and block construction, the property features two garage bays, a versatile workshop area, a 3/4 bath, and a kitchenette complemented by spray-foam insulation, dual 12'x10'6" insulated garage doors, three-phase power, and solar panels.

Location Overview

Silver Cliff pairs small-town charm with big-sky opportunity. Adjoining Westcliffe just to its west and roughly an hour from Pueblo, Silver Cliff is the county's most populous town and its historic seat, with a rich mining-era legacy and a fast-growing population up nearly 20% since 2020. 100 Franklin St sits directly at the junction of Highways 96 and 69 in Silver Cliff the only signalized crossroads in the Wet Mountain Valley giving it dual-highway visibility to traffic moving between Pueblo, Cañon City/Salida, and Walsenburg/I-25.

SECTION I

Photos



PROPERTY PHOTOS

SolarOps

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PROPERTY PHOTOS

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PROPERTY PHOTOS

SolarOps

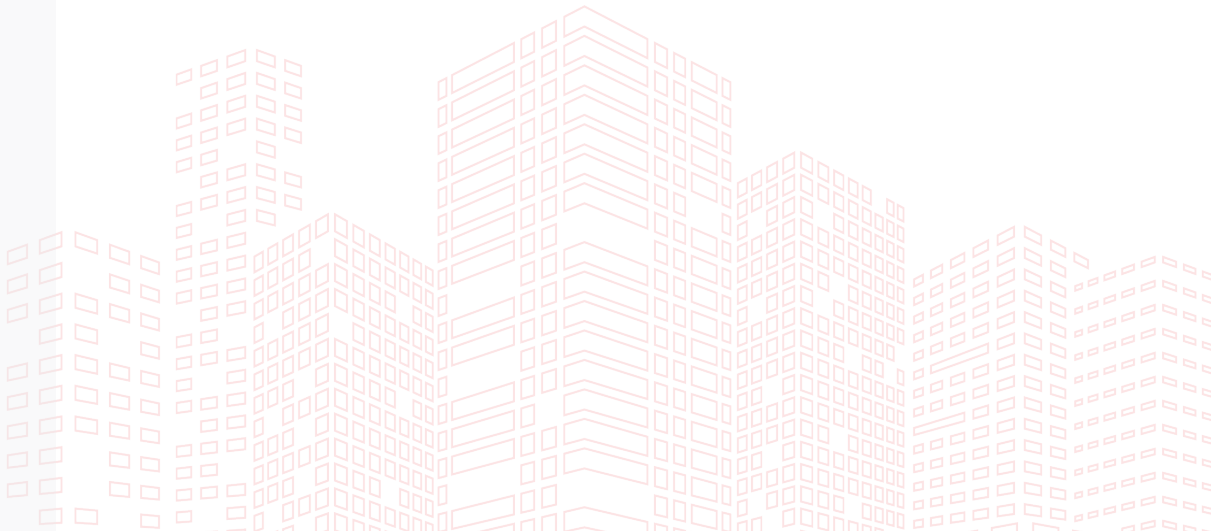
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SECTION II

Maps / Demographics

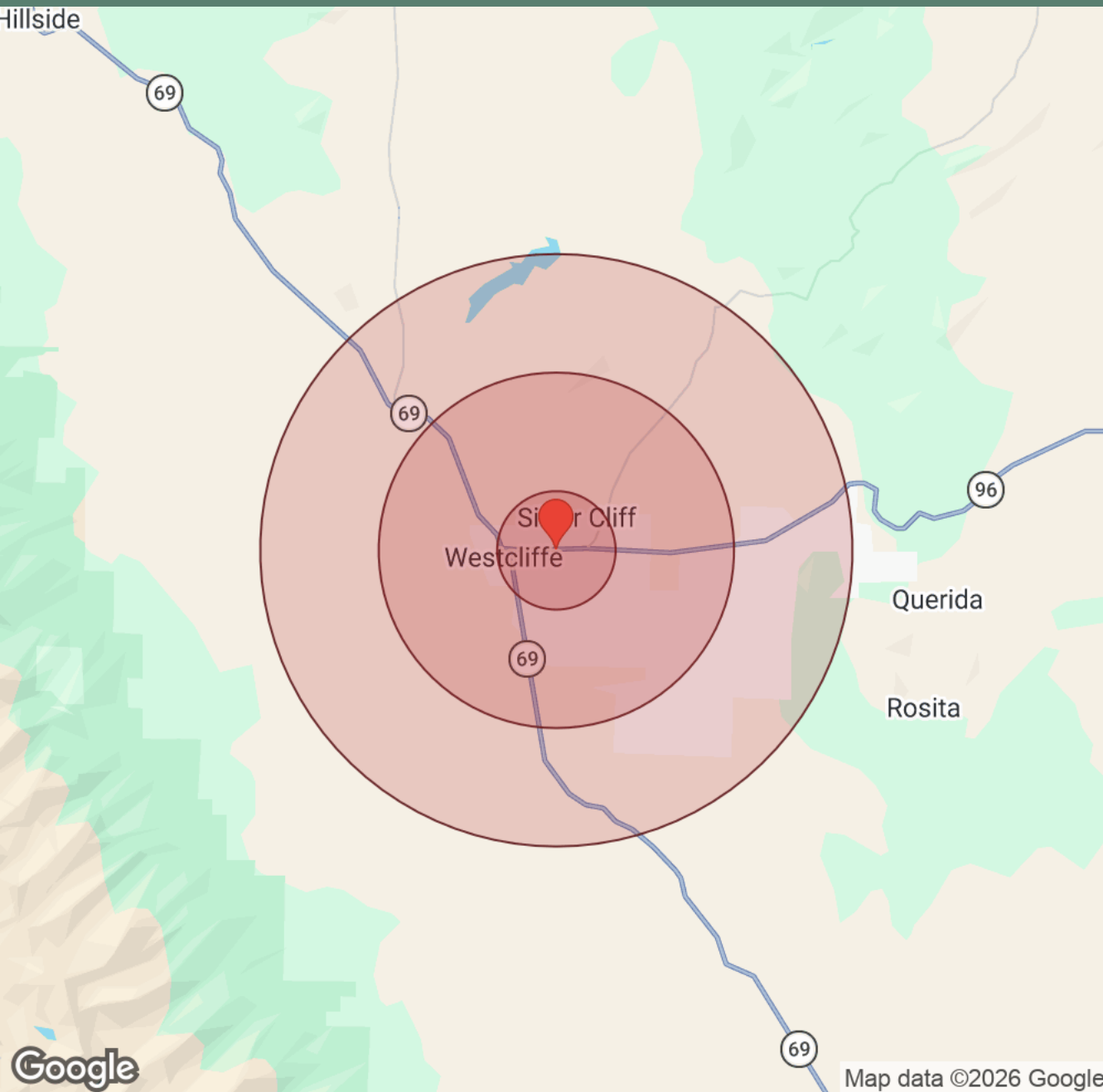


DEMOGRAPHICS

SolarOps

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	350	590	855
Female	328	545	804
Total Population	678	1,135	1,659

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	623	1,039	1,518
Black	6	11	16
Am In/AK Nat	2	4	6
Hawaiian	N/A	N/A	N/A
Hispanic	34	57	83
Asian	2	4	6
Multiracial	10	17	26
Other	1	2	4

Housing	1 Mile	3 Miles	5 Miles
Total Units	567	928	1,390
Occupied	335	552	808
Owner Occupied	239	390	596
Renter Occupied	96	162	212
Vacant	232	376	582

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	78	125	186
Ages 15 - 24	67	116	152
Ages 25 - 54	218	361	502
Ages 55 - 64	109	181	270
Ages 65+	208	352	549

Income	1 Mile	3 Miles	5 Miles
Median	\$47,642	\$52,087	\$62,722
Under \$15k	39	58	80
\$15k - \$25k	48	77	97
\$25k - \$35k	51	74	90
\$35k - \$50k	33	57	68
\$50k - \$75k	54	95	159
\$75k - \$100k	57	88	112
\$100k - \$150k	33	63	105
\$150k - \$200k	4	7	24
Over \$200k	15	31	75

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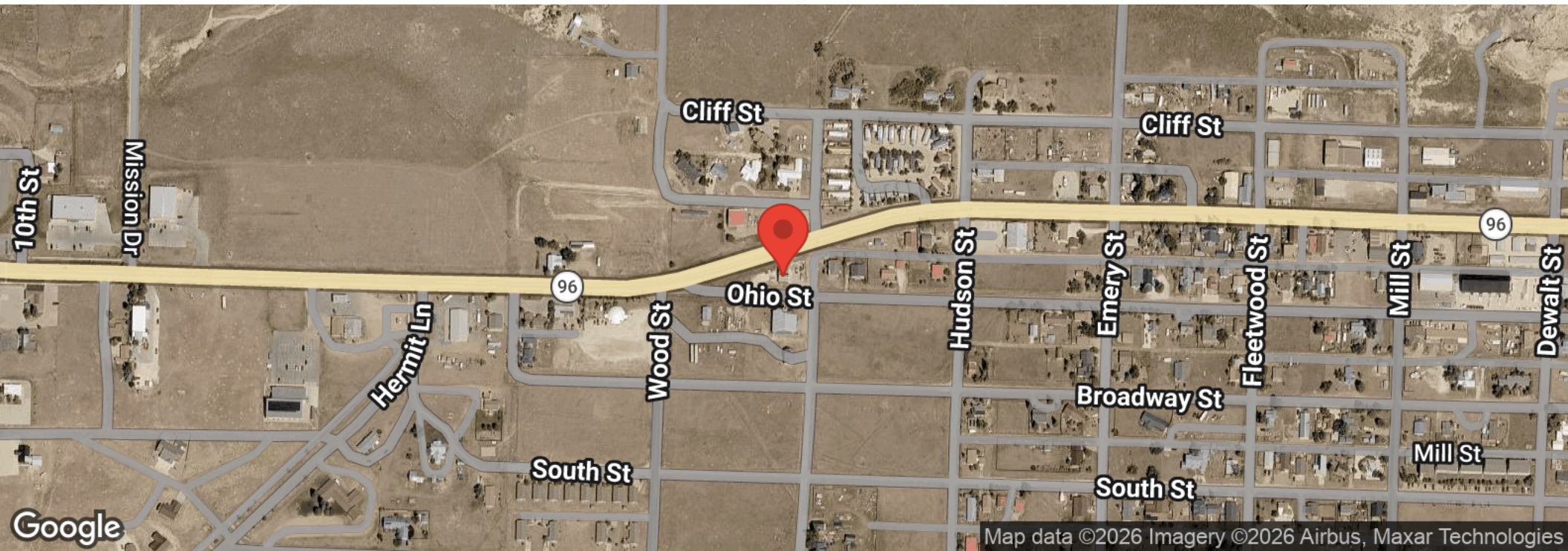
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Commercial Real Estate

LOCATION MAPS

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker