

RETAIL SPACE FOR LEASE

357 MOUNTAIN AVENUE

BERTHOUD, COLORADO 80513



CLICK HERE FOR VIRTUAL TOUR!



RETAIL SPACE FOR LEASE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



PRESENTED BY:

KEITH KANEMOTO, SIOR
Broker Associate
cell: (303) 472-2222
keith@kanemoto.com

GARY MAGGI
RE/MAX Town and Country
office: 970-532-5096
gary@berthoudrealestate.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.

PROPERTY SUMMARY

357 MOUNTAIN AVENUE | BERTHOUD, CO 80513



Property Summary

| | |
|---------------|--------------------------------|
| Lease Rate: | \$14.00 + NNN |
| Available SF: | Approximately 6,310 |
| Year Built: | 1915 |
| Zoning: | C1 per the Town of Berthoud |

Property Overview

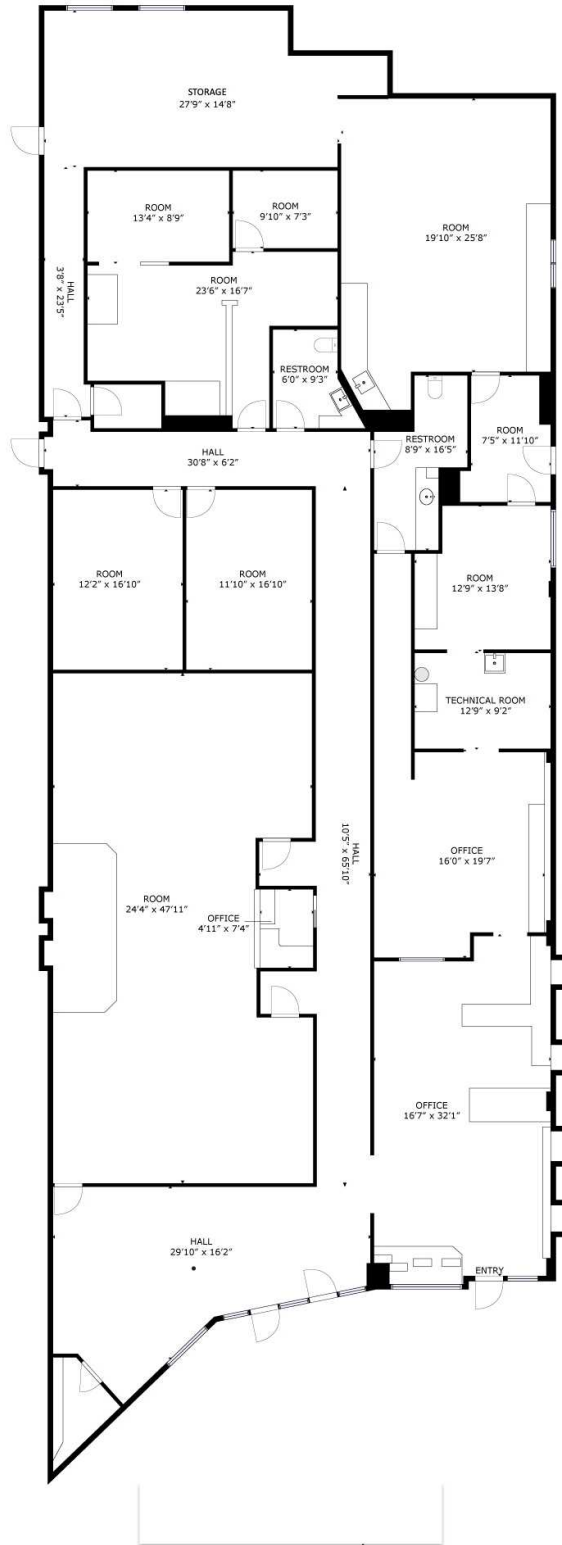
Located in the Heart of Downtown Berthoud, this free standing retail building is ideal for retail and office users who want to establish presence in Northern Colorado. The property offers exceptional visibility and street exposure on a full movement signalized intersection. The estimated average household income within a 5 mile radius of the building is \$95,799 with an estimated day time population within a 1 mile radius of 1,838 people. Lots of great things are happening in the Town of Berthoud, don't miss out on this amazing opportunity. Berthoud is also the home of Tournament Players Club ("TPC") Golf Course, which is one of 30 in the US and only one in Colorado and they also host the Korn Ferry TPC Colorado Championship

VIRTUAL TOUR

<https://rem.ax/357Mountain>

FLOOR PLANS

357 MOUNTAIN AVENUE | BERTHOUD, CO 80513



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



KEITH KANEMOTO, SIOR
Broker Associate
C: (303) 472-2222
keith@kanemoto.com

GARY MAGGI
RE/MAX Town and Country
O: 970-532-5096
gary@berthoudrealestate.com

LOCATION MAPS

357 MOUNTAIN AVENUE | BERTHOUD, CO 80513



RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



KEITH KANEMOTO, SIOR
Broker Associate
C: (303) 472-2222
keith@kanemoto.com

GARY MAGGI
RE/MAX Town and Country
O: 970-532-5096
gary@berthoudrealestate.com