








# INDUSTRIAL FLEX CONDO FOR SALE

3772 Puritan Way, Unit B-2, Erie, CO, 80516

**Industrial Flex Condo** great for owner/user with 22' clear height, 14'x14' OH door, 3-phase power, one front office, bathroom with shower, W/D hookups, utility sink, two mezzanines; one finished, one for storage. OA dues \$250/month. Constructed in 2000. Clean, gently used. Three (3) reserved parking spaces. Ideal motorcycle shop, property management, or auto detail company. Sprinklered. Close to I-25.

### FEATURE HIGHLIGHTS

-  Clean
-  Drive-In Door
-  Electrical/3-Phase
-  High Ceilings
-  Sprinklers

### PROPERTY OVERVIEW

<b>UNIT B-2</b>	1,449 SF*
<b>SALE PRICE</b>	\$325,000
<b>AVAILABLE</b>	Immediately
<b>PARKING</b>	3 reserved spots
<b>PROPERTY TAXES</b>	\$8,156.77 (2026)
<b>ZONING</b>	Industrial (I)

\*Source - County assessor.

### FOR MORE INFORMATION:

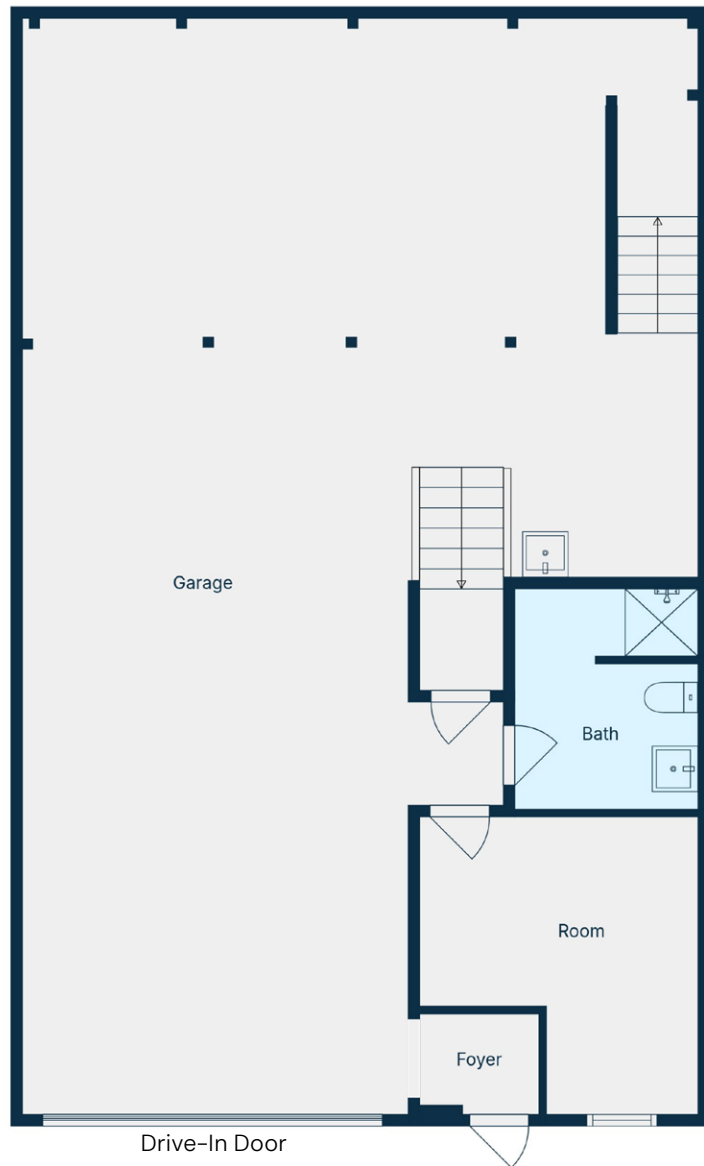


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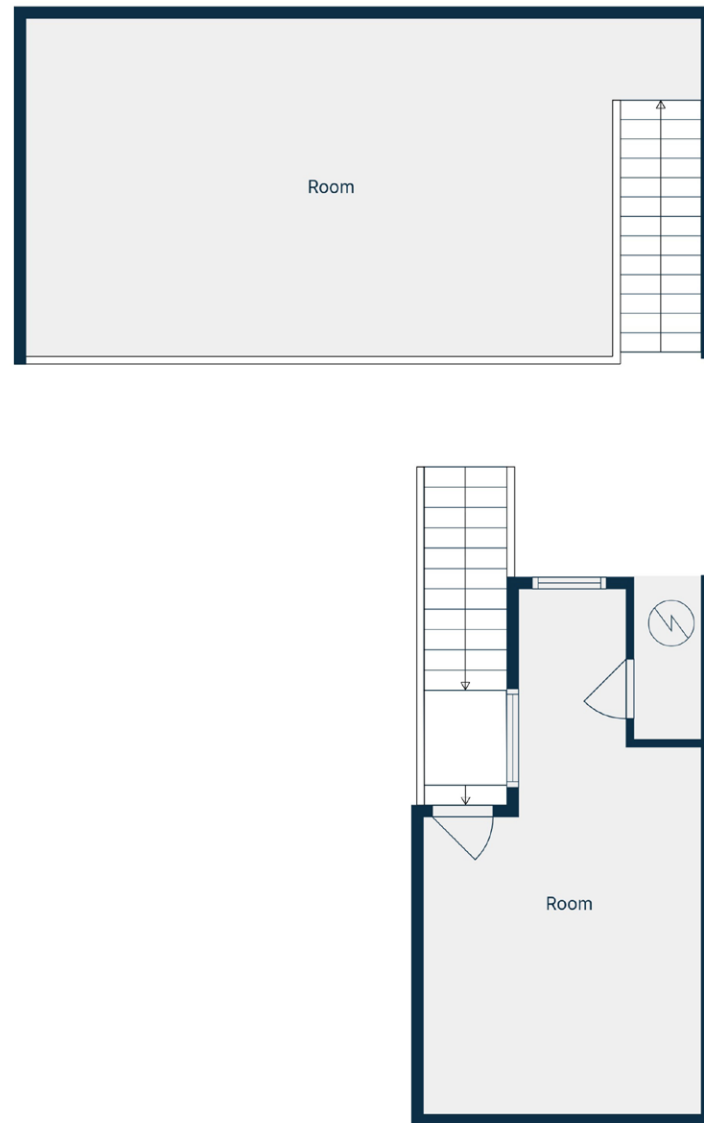


PROPERTY FLOOR PLANS

1ST FLOOR

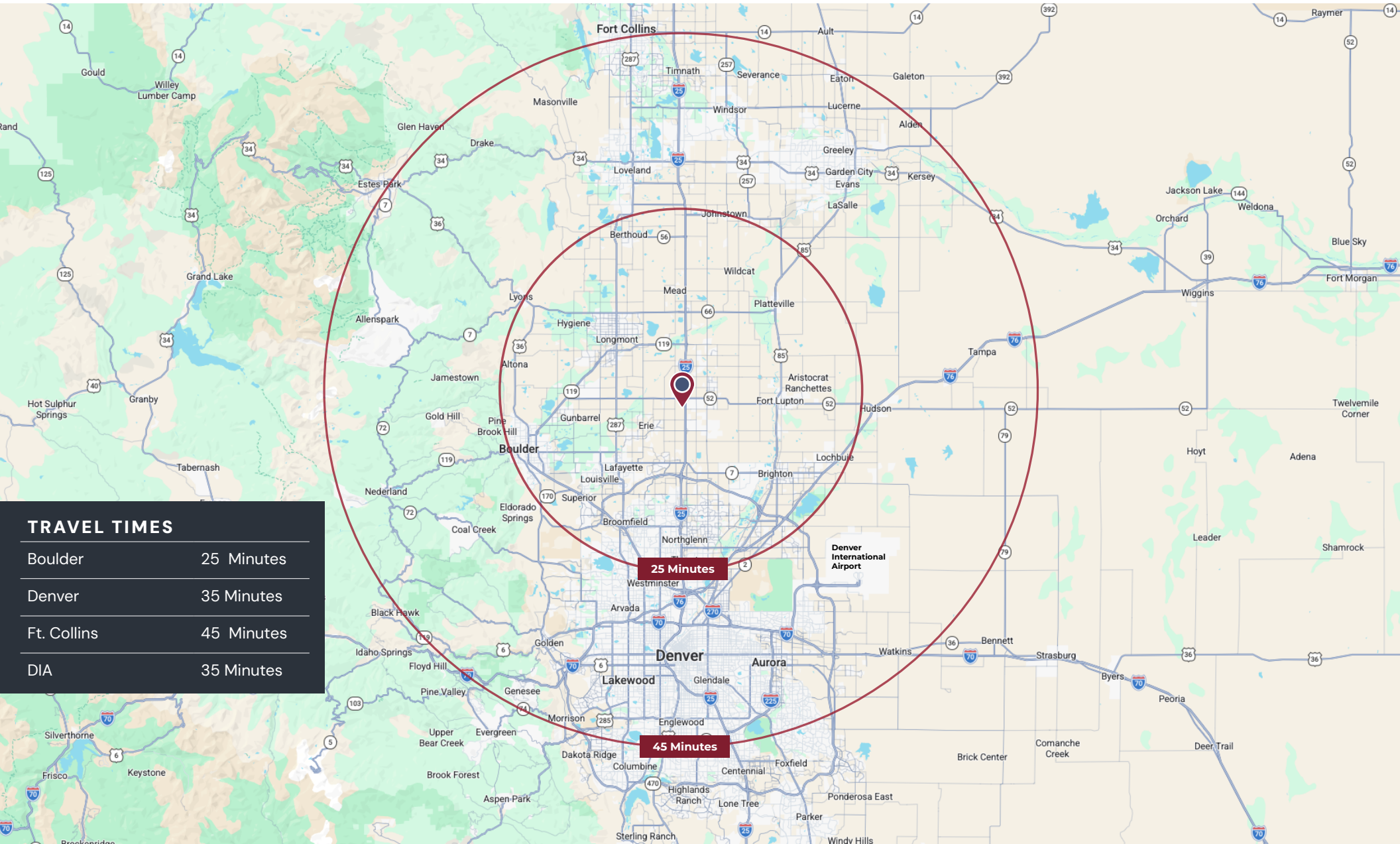


2ND FLOOR





REGIONAL MAP



PROPERTY LOCATION

