

# FOR SALE

## 735 PALMER AVENUE BENNETT, CO 80102



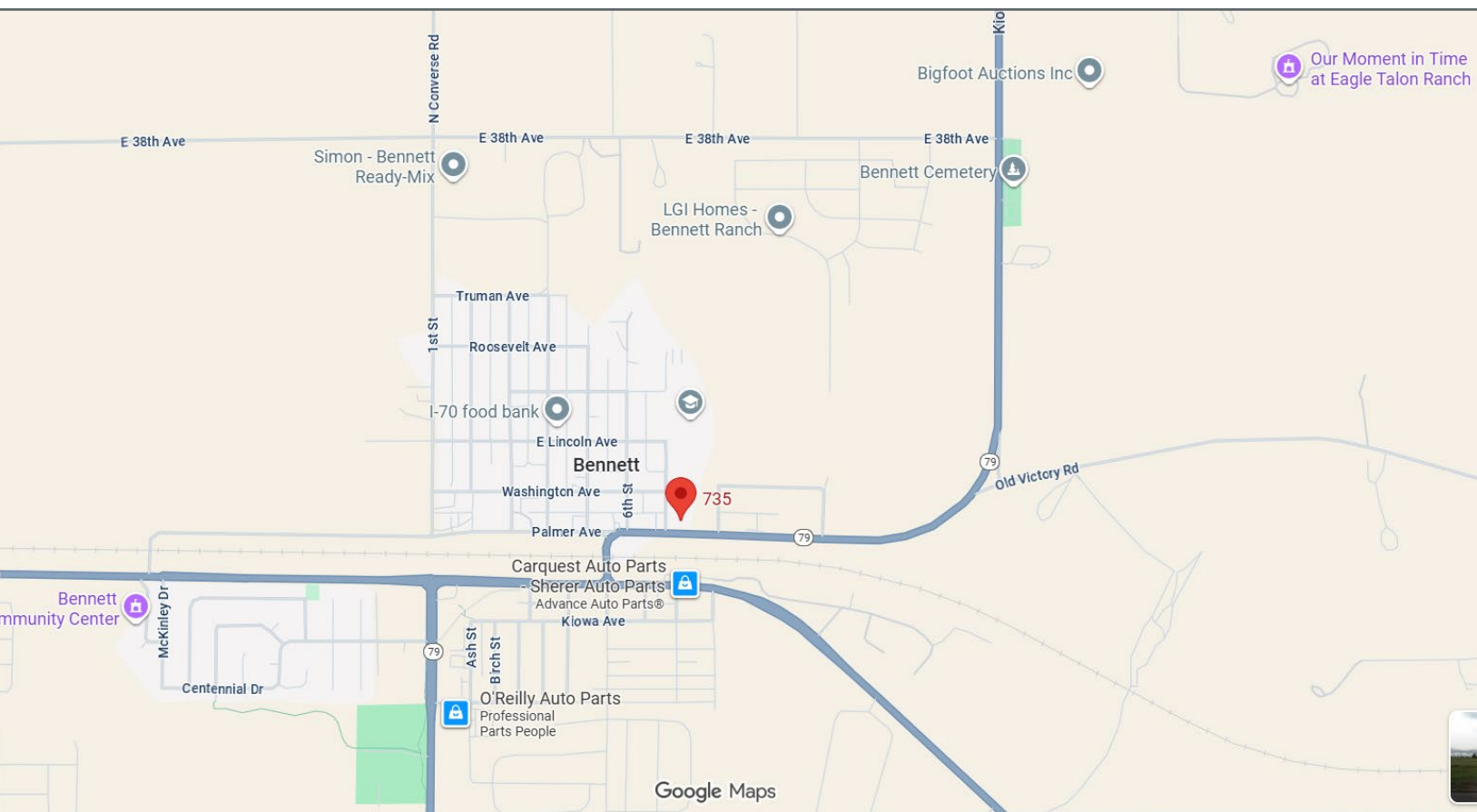
## OWNER USER OPPORTUNITY

***\$470,000***

This commercially zoned property is located at the corner of Palmer Avenue and 7th Street, and has easy access to I-70. The site is .52 acres consisting of two parcels measuring .24 and .28 acres. It features 150 feet of frontage along Palmer Avenue and 151 feet along 7th Street. The 2,916 square foot warehouse was built in 1977 and has approximately 400 SF of office area. The property has water, sewer, gas, and electric. Power is 240 3 phase 200 amps. The warehouse is column free with a 12'- 14' foot clear height and one large 14'H x 17'W drive in door. The commercial zoning allows for a variety of uses, making it an ideal investment opportunity for entrepreneurs or established companies.

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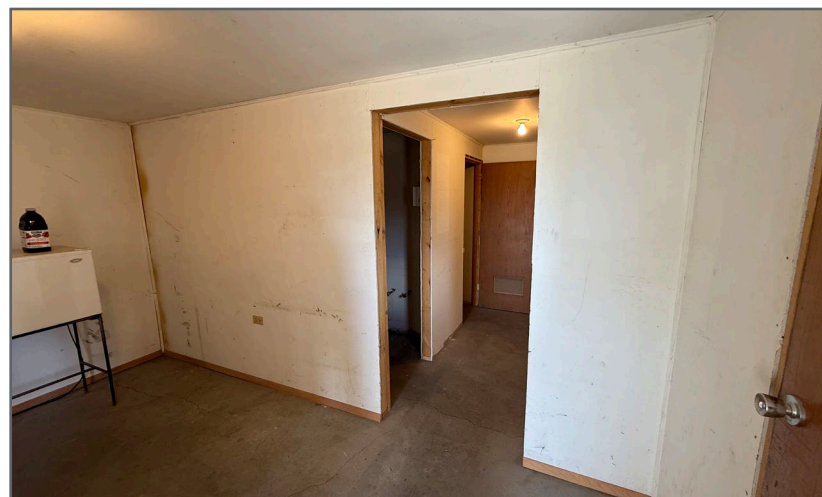
CONSTRUCTION:	METAL
BUILDING SIZE:	2,916 SF (400 SF OFFICE)
SITE SIZE:	.52 ACRES
YEAR BUILT:	1977
ZONING:	COMMERCIAL
TAX:	\$3,737.00
COUNTY:	ADAMS
POWER:	240 3 PHASE 200 AMPS (TO BE VERIFIED BY ELECTRICIAN)
CLEAR HEIGHT:	12 - 14 FEET
DRIVE IN DOOR:	(1) 14'H X 17'W
DRONE LINK:	<a href="HTTPS://APP.HOMEJAB.COM/PROPERTY/VIEW/735-PALMER-AVE-BENNETT-CO-80102-USA-1">HTTPS://APP.HOMEJAB.COM/PROPERTY/VIEW/735-PALMER-AVE-BENNETT-CO-80102-USA-1</a>



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## CONTACT:

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