

FOR SALE

VALUE ADD OPPORTUNITY

16959 CR - 44
LA SALLE, CO 80645

ZONING:
AGRICULTURE
WELD COUNTY

\$4,950,000

LOT SIZE: 9.22ACRES
PRICE PER SF GROUND: \$12.32
BUILDING SIZE: 61,371
PSF BUILDING: \$80.66
CURRENT OCCUPANCY: 70%
PROFORMA NOI: \$415,097

*CONTACT BROKER FOR FULL OM



CLAIRE HERTEL
BROKER ASSOCIATE

CELL: 303.506.2918

OFFICE: 303.996.0690

CLAIRE@PANORAMACOMMERCIALGROUP.COM

FOR SALE 16959 CR - 44

Located at the NW corner of CR-44 and CR-35, the subject property is currently approximately 70% occupied allowing the buyer to add significant value by leasing the vacant spaces.

*Contact broker for full OM

VALUE ADD OPPORTUNITY



CLAIRE HERTEL
BROKER ASSOCIATE

CELL: 303.506.2918 | OFFICE: 303.996.0690
CLAIRE@PANORAMACOMMERCIALGROUP.COM