

# FOR SALE

VALUE ADD OPPORTUNITY

16959 CR - 44  
LA SALLE, CO 80645

WELD COUNTY

\$4,950,000

LOT SIZE: 9.22ACRES

PRICE PER SF GROUND: \$12.32

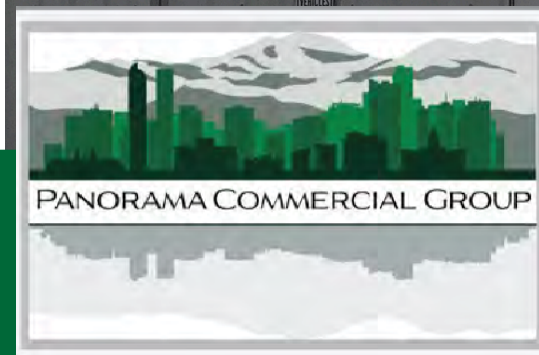
BUILDING SIZE: 61,371

PSF BUILDING: \$80.66

CURRENT OCCUPANCY: 70%

PROFORMA NOI: \$376,948

\*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.

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