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BERTHOUD CO COMMERCIAL BUILDING (BERTHOUD)

Location **Wyoming**
https://www.genclassifieds.com/x-382593-z

7250 SQ/FT BUILDING ON 1.23 ACRE LOT IN BERTHOUD CO
N FIRST ST FRONTAGE (OLD HWY 287)

ORIGINAL BUILDING 6000 SQ/FT STEEL CLEAR SPAN
100' X 60' WITH APPROX 300 SQ/FT OFFICE
2 BATHROOMS APPROX 100 SQ/FT, 1 HAS SHOWER
KITCHEN AREA WITH 2 SINKS
NEW INSULATION TO R35
DRIVE IN DOOR 16' X 11'
NEW EPOXY ON 8" THICK CONCRETE FLOOR
CITY SEWER AND WATER, XCEL GAS AND ELECTRIC
175000 BTU AND 125000 BTU FORCED AIR HEATERS
NEW T8 LIGHTING
800 AMPS OF 220 X 3

STEEL OVER WOOD ADDITION APPROX 1250 SQ/FT
8' X 7' DRIVE IN DOOR AND 8' X 7' DOOR TO MAIN BUILDING
NEW INSULATION TO R25

1250 SQ/FT OUTSIDE CONCRETE PAD WITH 375 SQ/FT COVERED AREA

ASKING $875000 OBO WILL SPLIT

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