



FOR SALE
COMMERCIAL PROPERTY
JULESBURG, COLORADO



- USAGE:** Excellent downtown commercial property; local lumber yard, an established business
- LOCATION:** 121 Walnut Street, Julesburg Colorado
- YEAR BUILT:** Built new in 1950; mostly wood frame with some brick fascia
- BUILDING SIZE:** 1,632 office and display; with an additional 8,564 of covered and enclosed storage in two separate buildings
- LOT SIZE:** 30,000 Square feet
- LEGAL DESC:** Lots 1, 2, 3, 4 and south 40' of lot 5, Block 9, Original Town of Julesburg
- INCLUDES:** Forced air heat, one bathroom;
- UTILITIES:** Natural gas provided by Source Gas; water, sewer, trash and electric provided by Town of Julesburg
- TAXES:** \$1,799.85 for the 2013 assessment
- PRICE & TERMS:** \$230,000 cash to seller upon transfer of deed (includes one IHC flatbed delivery truck, Caterpillar forklift, several saws, paint mixing equipment and currently approximately \$130,000 of inventory.
- BROKER'S NOTE:** Commercial property with excellent location, currently operational as a local lumber yard. Please call Mike for additional information.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4th St.,
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