



## FOR SALE COMMERCIAL PROPERTY JULESBURG, COLORADO

**\$48,500**



- USAGE:** Downtown Retail or Small Office building
- LOCATION:** 121 West 2<sup>nd</sup> Street, Julesburg Colorado
- YEAR BUILT:** Built new in 1952; block construction with mostly brick fascia
- SIZE:** 2,296 square feet of floor space
- ROOF:** New roof constructed in September 2016 – new sheathing and elastomeric coating
- INCLUDES:** Forced air heat, two bathrooms plus considerable storage area
- TAXES:** \$950.15 - 2016 assessment
- UTILITIES:** Natural Gas: SourceGas; Electric: Town of Julesburg; Water/Sewer: Town of Julesburg

**BROKER'S NOTE:** Commercial property with excellent location; this property is currently vacant and ready for a willing buyer; seller will consider a lease or lease purchase. Please call Mike for additional information.

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