



FOR SALE COMMERCIAL PROPERTY JULESBURG, COLORADO



- USAGE:** Excellent downtown commercial property with unlimited possibilities
- LOCATION:** 110 West 2nd Street, Julesburg Colorado
- YEAR BUILT:** Three sections built; 1900, 1935 & 1947; considerable remodel in 1997
- SIZE:** 16,280 square feet with 21,000 square feet of property
- LEGAL DESC:** All of lots 8, 9 & 10, Original Town of Julesburg
- INCLUDES:** Considerable display area, work area and storage
- UTILITIES:** Natural gas provided by Source Gas; water, sewer, trash and electric provided by Town of Julesburg
- TAXES:** \$3,603.33 for the 2014 assessment
- PRICE & TERMS:** \$134,000 cash to seller upon transfer of deed
- 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.

BENSON AG LAND REALTY LLC

PO Box 202 / 200 West 4th

Julesburg, CO 80737

(970) 474-2000

(970) 474-2002 (fax) or 520-1778 (cell)

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

Visit our website at: www.benson-realty.com; e-mail Mike at: mbenson@kci.net