

HURST CONSTRUCTION STORAGE UNITS & SHOP

130 EDWARDS AVE., STERLING, CO

LOGAN COUNTY, CO

Listing #192260



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For Further Information Contact:
Marc Reck, Broker or Ben Gardiner, Broker Associate



PROPERTY INFORMATION

OVERVIEW: 36-unit storage facility, 4,000 SF insulated shop w/ concrete floor, electricity, 3 large overhead doors, and office & restroom. Zoned Heavy Industrial. Great business/ investment opportunity!

LEGAL DESCRIPTION: Lots 9 & 10, Block 1 of Sonnenberg Subdivision of Blocks 2, 3 and 4 of Sonnenberg Industrial Park East Addition to the City of Sterling, CO, Logan County, CO

PHYSICAL ADDRESS: 130 Edwards Avenue, Sterling, CO 80751

LOT SIZE: 3.01+/- Acres
131,116+/- Square Feet

ZONING: Heavy Industrial by City of Sterling

STORAGE UNIT FACILITY: 6,000 sq. ft. storage unit building (30' x 200') with 36 units: 6 - 10' x 10' units; 24 - 10' x 15' units; 6 - 10' x 30' units

SHOP BUILDING: 4,000 sq. ft insulated Lester® building (50' x 80') with full concrete floor, three 14' wide overhead doors (2 electric openers); finished office space and restroom.

UTILITIES: City of Sterling water and sewer; Xcel Energy for electricity

R/E TAXES: \$5,401.86 (2019)

POSSESSION: Immediate possession upon closing; property is currently vacant.

ASKING PRICE: \$360,000

TERMS: Good funds at closing.



MAP | PHOTOS



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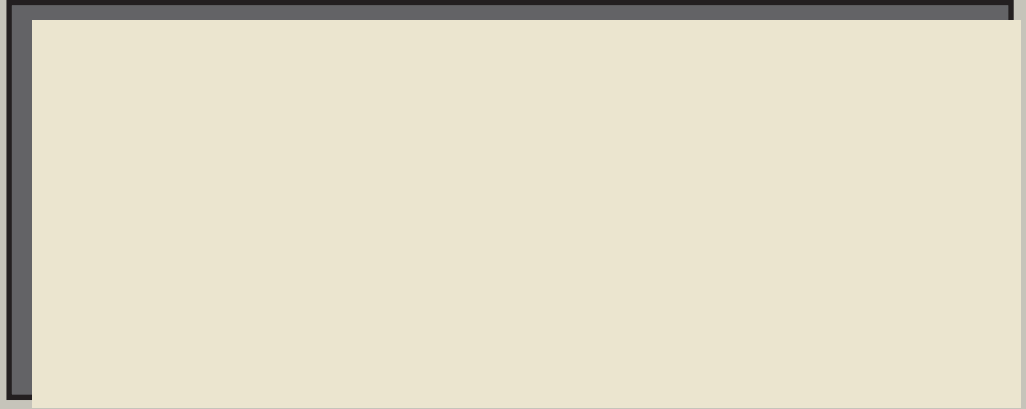
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