

Vis-Op Oil Office Building Auction

LOGAN COUNTY, COLORADO

Tuesday, November 14, 2023

BIDDING OPENS: 8am, SOFT CLOSE: 12pm (noon) MT



4,250 Sq Ft Lot
2,142± Sq Ft Bldg

Established Commercial
Office Building in Historic
Downtown Sterling

Starting Bid
\$190,000



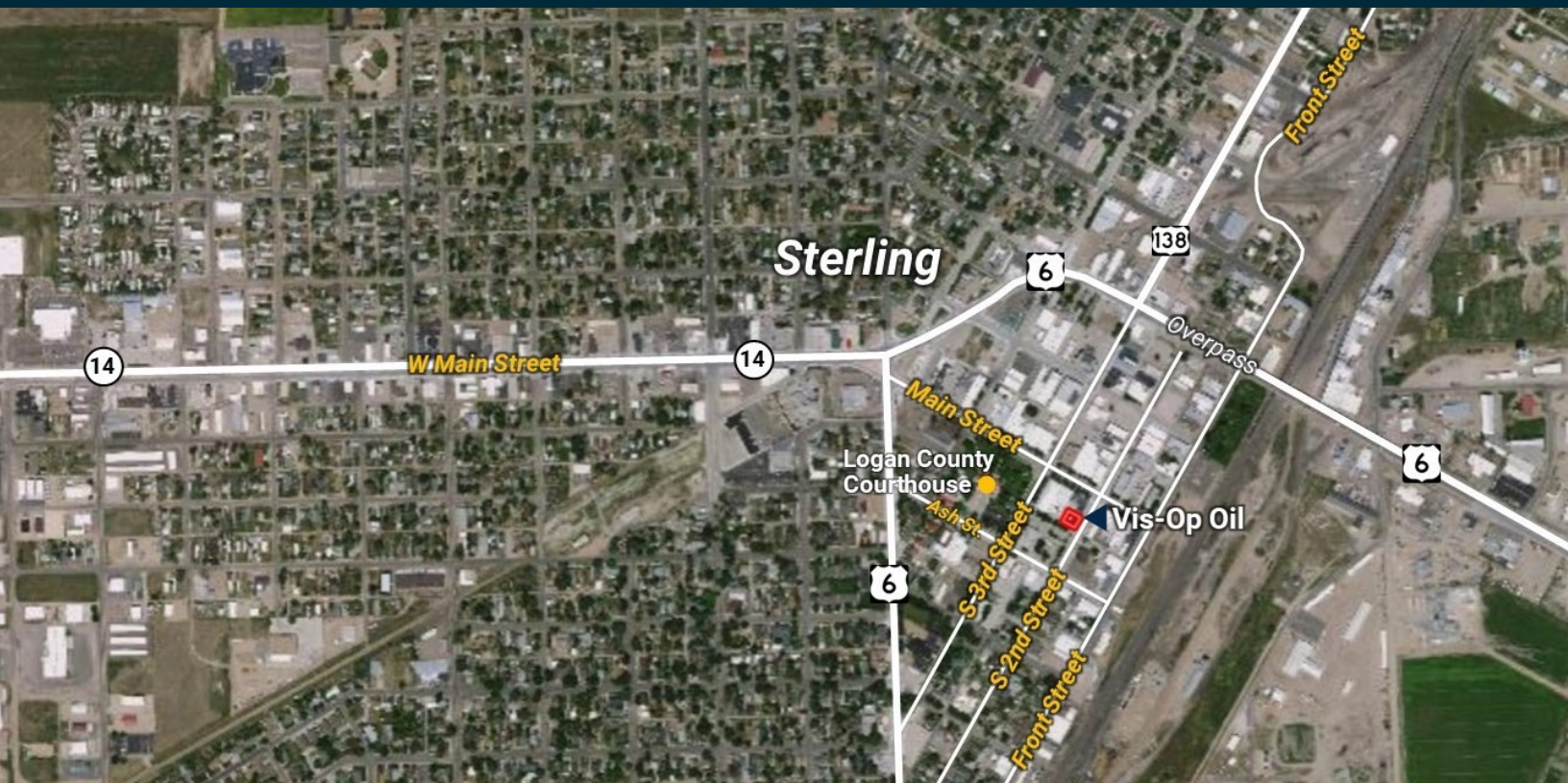
Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com

Maps + Directions



Directions & QR Code:

118 S 2nd Street, Sterling, CO 80751 // Main Street east to 2nd Street south

127± miles from Denver & Denver Int'l Airport via I-76



Scan the QR code to view info, maps and more!



Photographs + Parcel Description



Corner executive office w/ private bathroom/shower



Kitchenette



Combination office & walk-in vault

Description:

118 South 2nd Street, Sterling, CO 80751

4,250 sq ft Lot | 2,142± sq ft Building

Beautiful, well-located office building ready for business—office equipment included. Features executive office with private bathroom/shower, combination office with shared workspace for multiple employees with copy, fax, & file area, conference room, walk-in fireproof vault, and kitchenette. 2 additional bathrooms (one ADA compliant), large reception desk/counter area with entrance on 2nd Street. Block construction with brick veneer; front and back entrances. Constructed in 2004. Diagonal street parking spaces in the front of the office and 4 dedicated spots on cement lot in the back. Office equipment included. **R/E Taxes: \$5,628.10**

⇒ Offices: 2+ | Bathrooms: 3 (1 ADA) | Conference Room | Reception Area

⇒ Gas forced-air furnace heat | Roof-mounted central air conditioning

⇒ Flat tar & gravel roof | Textured drywall | Glass steel-framed entry

STARTING BID: \$190,000



Handicap accessible bathroom



Reception Area (Looking at entry)



Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

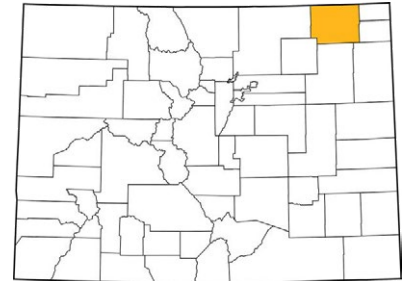


Vis-Op Oil Office Building Auction

2,142± sq ft Office

**ONLINE
ONLY
Auction**

LOGAN COUNTY, CO



**Tuesday, November 14, 2023
8AM—12PM MT**

Turnkey commercial office building in beautiful downtown Sterling, CO. Executive corner office, walk-in vault, shared work space, kitchenette, conference and reception with office equipment included. 2nd Street frontage and shared off-street parking.

