



COMMERCIAL PROPERTY

310 Washington Street, Lamar, CO 81052

Listed Price: \$600,000

Location:

Subject Property is a commercial complex located on East Washington Street two blocks east of Highway 50/287, which is also Main Street, north of the central business district.

There are nine buildings on the grounds, including one large office building with central heat and air conditioning; one two-story warehouse building with both heated and cold storage; one large warehouse with an office area, all cold storage; two warehouses with multiple overhead doors, cold storage; two garages for cold storage, one with shop area and separate storage room; one elevated building, cold storage; and one building that is not usable.

The entire complex is fenced with six-foot wire fencing topped with barbed wire, with a drive-thru gate than may be locked. The open area for parking and access to warehouse buildings is gravel.

Land Area:

Total: 124,780 square feet; 2.864 acres

Zoning:

City of Lamar Industrial-1

Legal Description:

All of Lots 8, 9 & 10, and vacated 2nd Street, Block C and 20' Block D in Highland Addition to the City of Lamar, including that certain tract 17' in width as conveyed to the AT&SF Railway Co. by deed dated 1/2/1936, recorded 7/3/1936 in Book 260 at Pg. 305, Prowers County, Colorado.

Current Use of the Property:

Improved as a warehouse facility.

Frontage/Access:

The subject property has adequate access to Washington Street and from there to Highway 50/287/Main Street. There is no rail access, however the property is accessible to trailer-trucks and has adequate space to accommodate wide turns.

Topography:

The subject has level topography at grade and no areas of wetlands.

Site Improvements:

- Streetlights
- Curb & Gutter on Washington (paved)

Flood Zone:

The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone C, which is not classified as a flood hazard area.

Assessed Value:

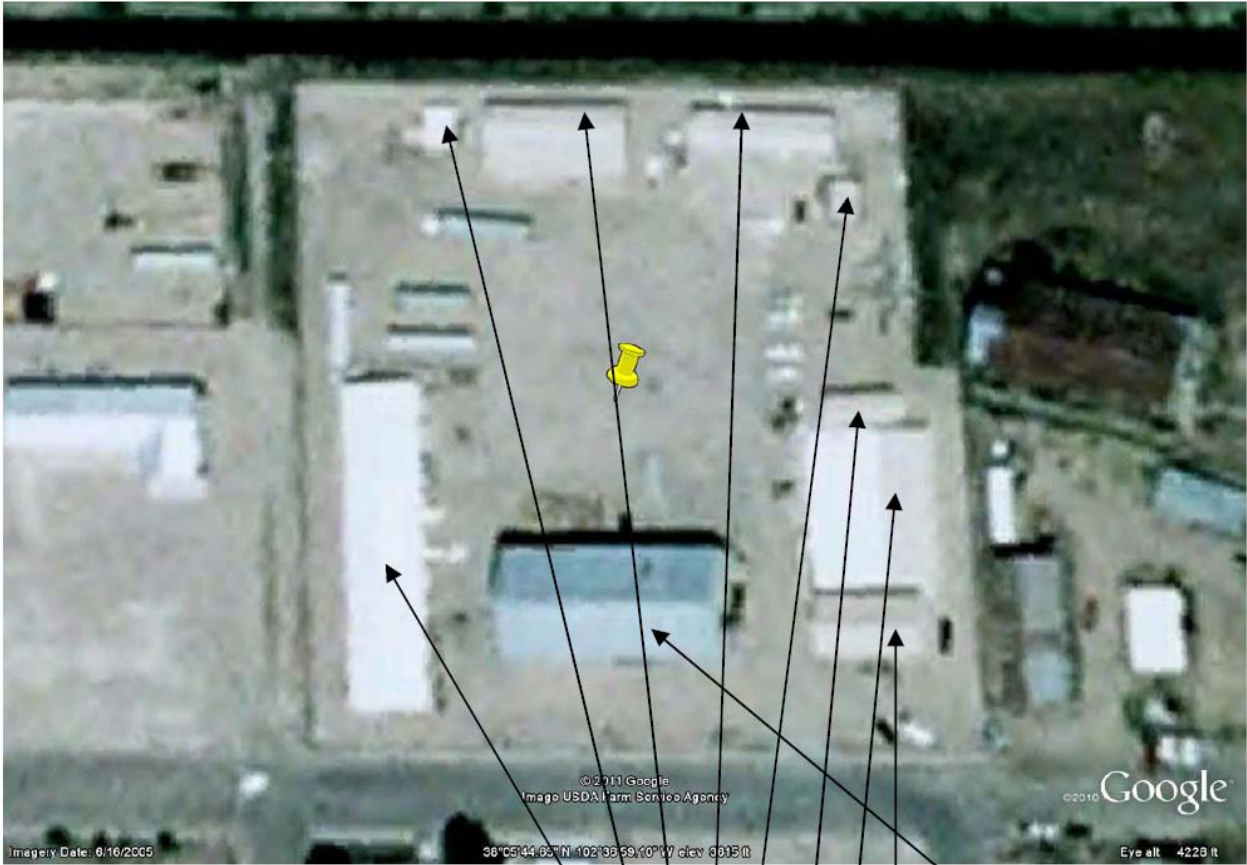
Land Assessed Value \$39,929.00

Building Assessed Value \$133,664.00

Other Assessed Value \$670.00

Exempt from taxes

Overview: There are nine buildings on the property. The property is gated and surrounded by a six foot chain link fence topped by barbed wire.



Building Number 1 2 3 4 5 6 7 8 9



Warehouse (building 1) 3,280 sq.ft., Concrete block, 2 overhead doors, separate office/secure storage area. All cold storage, no heat.



Building 2 Concrete block – isn't really usable.



Warehouse
(building 3)
3,200 sq. ft.,
frame, metal
siding, 2
overhead doors,
cold storage.

Building #3 is located immediately to the West of Building #4, on the north edge of the property.



Warehouse (building 4) 1,00 sq. ft., frame, metal siding, 4 overhead doors, cold storage.



Warehouse (building 5) 315 sq.ft., frame, metal siding, on risers, 1 hinged door, cold storage.

This building is located just to the right of Building #4 in the photo above.



Garage next to office (building 6) 1,104 sq. ft., frame, metal siding, 3 overhead doors, cold storage.

The two garages (6 & 8) and office building (7) are located immediately inside the gate on the east side. The large 2-store warehouse (9) is immediately inside the gate on the west side of the driveway.



Office (building 7) 5,869 sq. ft., concrete block, stucco, GFA/CA, multiple office stations, lots of built-in desks and storage, restroom facilities, kitchen/break room, reception area, storage closets, 3 outside access doors.



Warehouse next to office (building 8) 960 sq. ft., concrete block garage/warehouse, 1 overhead door, shop area for vehicle maintenance, separate storage room

Warehouse (building 9) 7,500 square feet, steel frame, fiberglass sided 2 story

2 Overhead doors, heated storage area, cold storage area – 2 floors

