

# Industrial - Buena Vista, CO



## 27995 County Road 317, Buena Vista, CO, 81211

Offered at \$1,750,000

An excellent opportunity is being offered to purchase a total of 12,750 sq ft of light industrial manufacturing, office, and warehouse space on one acre within minutes of Main Street Buena Vista and close to US 24 and 285. The buyer can save 1-2 years of construction time and hundreds of thousands of dollars as compared with building a green-field site. The largest – main – building with 7,500 sq ft has a showroom and office space (with a kitchen) on two floors that attaches to a two-story light manufacturing facility with a supervisory balcony overlooking the shop floor. This building has two bathrooms, is well insulated and heated. Building #2, built in 2016, has 3,000 sq ft, is well insulated, and plumbing that is roughed in. Propane heaters are used to heat as needed. Building #3 has 2,250 sq ft, is well insulated with propane heaters. In addition, it has an overhead crane. All buildings have concrete floors and 12' x 18' overhead doors. Shelving and other trade fixtures are negotiable. The one-acre facility is on the BV Sanitation District sewer system and has a well. 110v, 220v and 3-Phase electric is on the site; 3-phase is connected to the main building and Building #3. The BV water system and Atmos natural gas are nearby and would be an easy conversion if the buyer so chooses. The facility is partially fenced and all fence posts are in place for complete fencing. All buildings have key pads on entry doors. The seller is in the process of removing the debris and excess materials that have accumulated – the process will be completed by October 1, 2022.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1 acre (lot size)

Built: 2009



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