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305 Denver Ave.

FORT LUPTON, CO
\$700,000

Comments: Taxes: Office Building located in downtown Fort Lupton Business district. Set up with two reception areas and 5 restrooms. 6116 SQ/FT is divided into two suites with front and rear entrances, with street parking in front and more spaces behind. A total of 17 offices, 7 in suite A (which are currently leased) and 10 in suite B. There is 4,380 Additional SQ/FT located in an unfinished basement with 9 ft ceilings and entrances to both sides of building. C-1 Zoning.

Taxes: \$11,149/2022

Legal Descriptions: FTL 15298 L7-8 & N21' L9 BLK19

**TERRY SEELHOFF &
ANDY MARTINEZ**

AGPROS.COM
3050 67th Avenue, Greeley, CO

970.381.2002 tselhoff@Agpros.com

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.



From Hudson go west on Hwy 52 approximately 8 miles to Denver Ave. turn right go past 3rd St. property will be on left.



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