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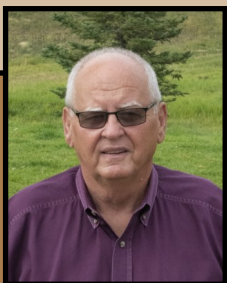


PRIME INDUSTRIAL
7.7 ACRES +/- EATON, CO
\$2,500,000



Hard to find industrial property available for lease or sale!

Conveniently located just east of the RR tracks in Eaton. Zoned I-2, this property consists of just over 7.5 acres with a 5,000 sqft warehouse of which 4,000 sqft is used as a service garage and 1,000 sqft for office space. There is an additional 300 sqft modular office. Property provides plenty of outside storage and great access to HWY 85.



**TERRY
SEELHOFF**
BROKER ASSOCIATE

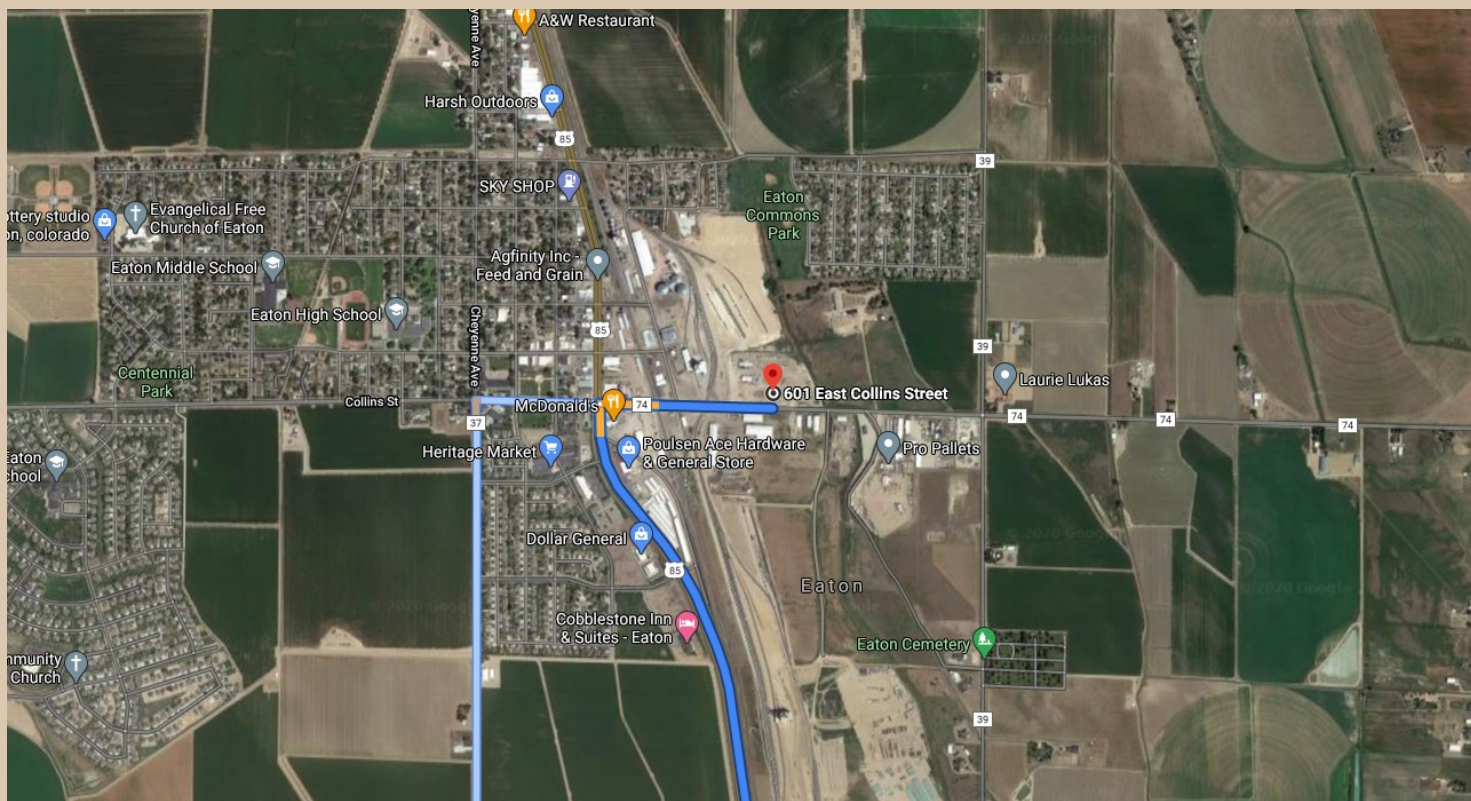
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3050 67th Avenue, Greeley, CO

970.381.2008 TSeelhoff@Agpros.com

601 E. Collins St.

From Hwy 85 in Eaton, east on Collins St. (CR 74) 1/2 mile



Potential Rental Income:	\$132,000
Less Vacancy Rate:	1%
Effective Rental Income:	\$130,680
Other Income:	
Gross Operating Income:	\$130,680
Property Taxes:	\$33,842
Building Insurance:	
Utilities:	
Common Area Maintenance:	
Total Operating Expense:	\$33,842
Net Operating Income:	\$96,838
Cap Rate:	3.87
Gross Rent Mult.:	19.13



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