

## Carson Business Center Condominiums

3940 Carson Street, Units 1,2,4,5,8 | Evans, Colorado



### Highlights

- Five functional office/warehouse condos for sale individually or may be grouped
- Convenient east Greeley location, just a few blocks west of Highway 85
- Each unit has radiant heat in the warehouse and a 14' overhead garage door
- Functional for any office/warehouse use, storage, contractor, oil field warehouses, or many other uses.
- Newer construction in well maintained building

### Demographics

(Source: STDB Online 2010, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>2010 Est. Pop</b>	9,059	60,673	113,598
<b>Avg. HH Inc</b>	\$52,069	\$51,801	\$55,508
<b>Households</b>	3,076	21,499	40,500

### Traffic Counts

(Source: City of Greeley)

<b>37th Street (W of Hwy 85) (2006)</b>	<b>12,070 VPD</b>
<b>Highway 85 (N of 37th) (2006)</b>	<b>25,210 VPD</b>

### Property Information

<b>Sales Price</b>	\$400,000 (\$80,000 per unit, \$56.00 SF)
<b>Available Area</b>	1,412 - 7,142 SF (all 5 units)
<b>Proposed Use</b>	Showroom, Office/Warehouse, Wholesale/Distribution, Assembly, Manufacturing, and many more.
<b>Year Built</b>	2006
<b>Overhead Doors</b>	Five 14' Overhead Doors (one per unit)
<b>Zoning</b>	Heavy Industrial
<b>Property Taxes</b> (Payable 2010)	Unit 1 - \$2,222.30 Unit 2 - \$2,252.54 Unit 4 - \$2,255.64 Unit 5 - \$2,268.05 Unit 8 - \$2,243.23
<b>HVAC</b>	Radiant Heat



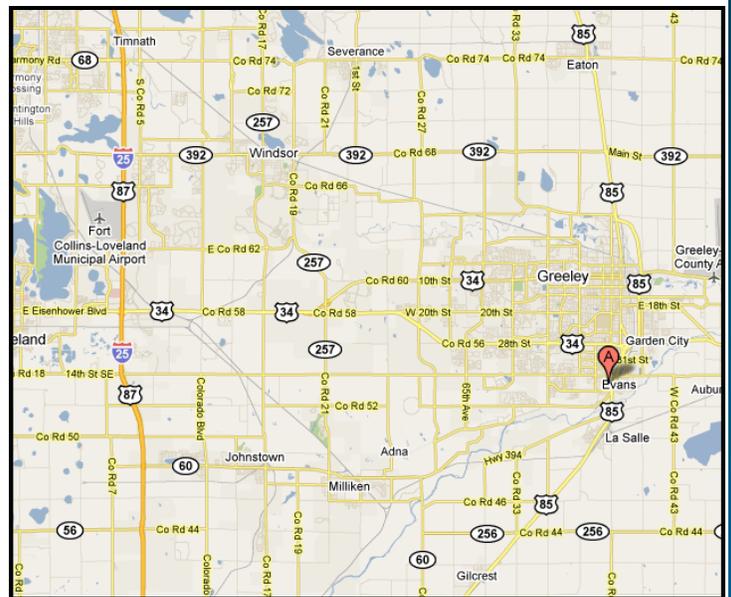
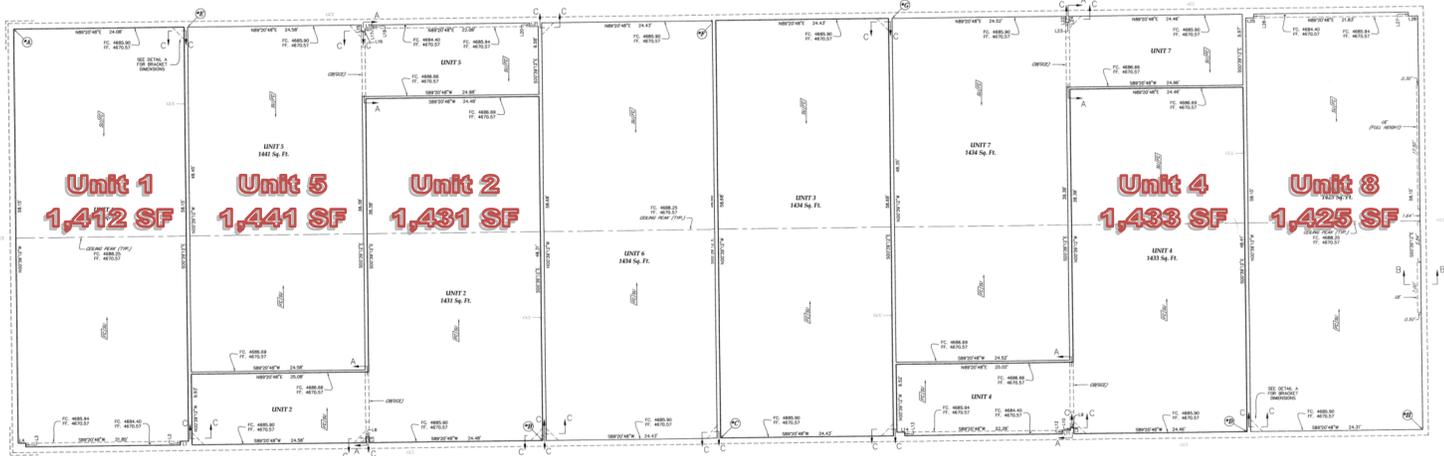
Innovative Real Estate  
 Brokerage & Development

#### Nathan Klein

Partner / Broker Associate  
 (O) 970.667.7000 (C) 970.222.2473  
 nklein@lovelandcommercial.com

[www.lovelandcommercial.com](http://www.lovelandcommercial.com)

## Site Plan



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