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DEVELOPERS OF AGRICULTURE



PRIME INDUSTRIAL PROPERTY

7.7 ACRES +/- EATON, CO

\$2,300,000

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 sf warehouse (4,000 sf service garage and 1,000 sf of office space). There is an additional 300 sqft modular office. Property provides plenty of outside storage and easy access to HWY 85.



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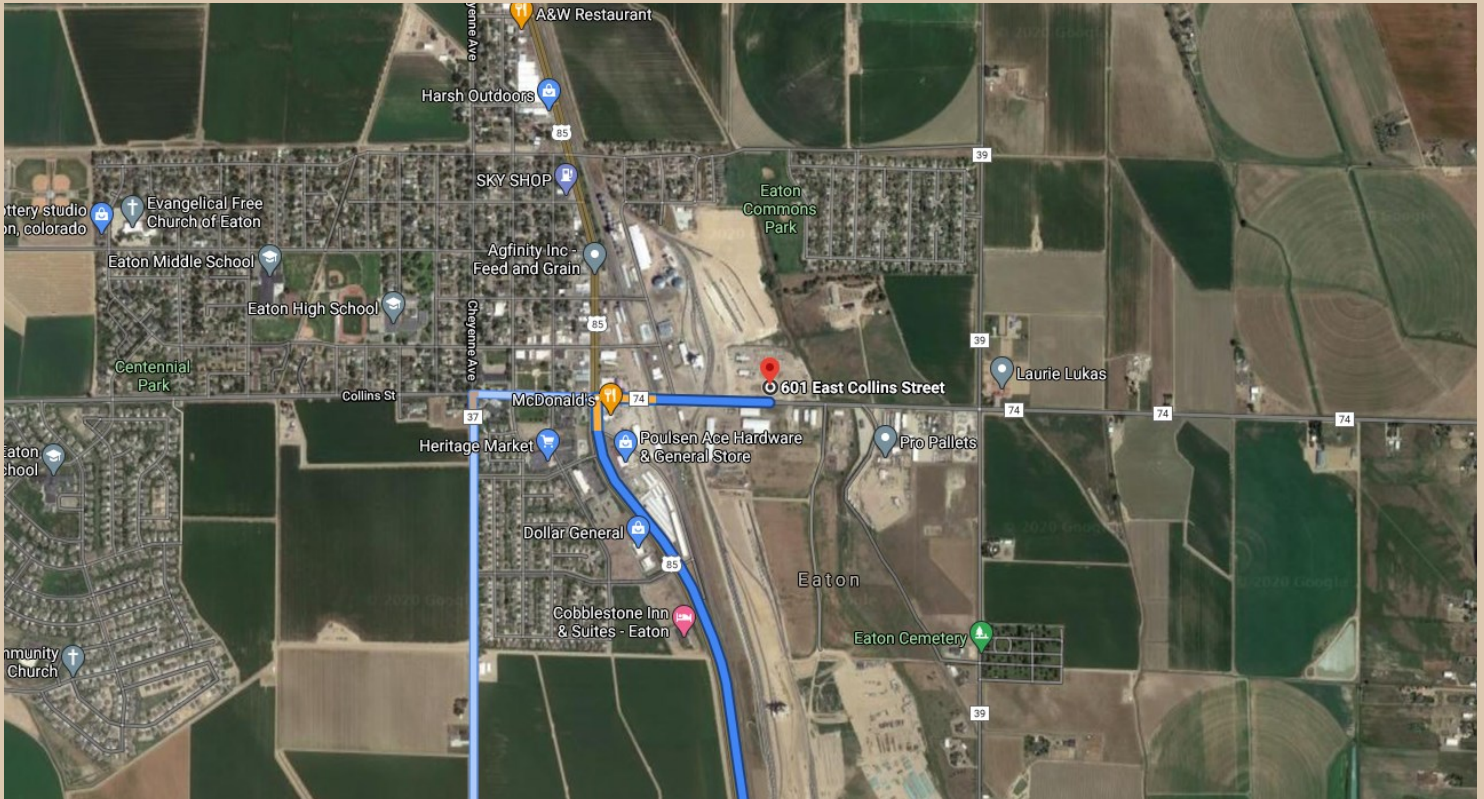
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601 E. Collins St.

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:	\$41,295
Building Insurance:	
Utilities:	
Common Area Maintenance:	
Total Operating Expense:	\$41,295
Net Operating Income:	\$89,385
Cap Rate:	3.88
Gross Rent Mult.:	17.6



