



# INDUSTRIAL FLEX CONDO FOR SALE

3772 Puritan Way, Unit B-2, Erie, CO, 80516

**Industrial Flex Condo** great for owner/user with 22' clear height, 14'x14' OH door, 3-phase power, one front office, bathroom with shower, W/D hookups, utility sink, two mezzanines; one finished, one for storage. OA dues \$250/month. Constructed in 2000. Clean, gently used. Three (3) reserved parking spaces. Ideal motorcycle shop, property management, or auto detail company. Sprinklered. Close to I-25.

## FEATURE HIGHLIGHTS

-  Clean
-  Drive-In Door
-  Electrical/3-Phase
-  High Ceilings
-  Sprinklers



**PRICE REDUCTION**

## PROPERTY OVERVIEW

|                |                                |
|----------------|--------------------------------|
| UNIT B-2       | 1,449 SF*                      |
| SALE PRICE     | <del>\$325,000</del> \$310,000 |
| AVAILABLE      | Immediately                    |
| PARKING        | 3 reserved spots               |
| PROPERTY TAXES | \$8,156.77 (2026)              |
| ZONING         | Industrial (I)                 |

*\*Source - County assessor.*

## FOR MORE INFORMATION:



**Maureen Espinoza, J.D.**

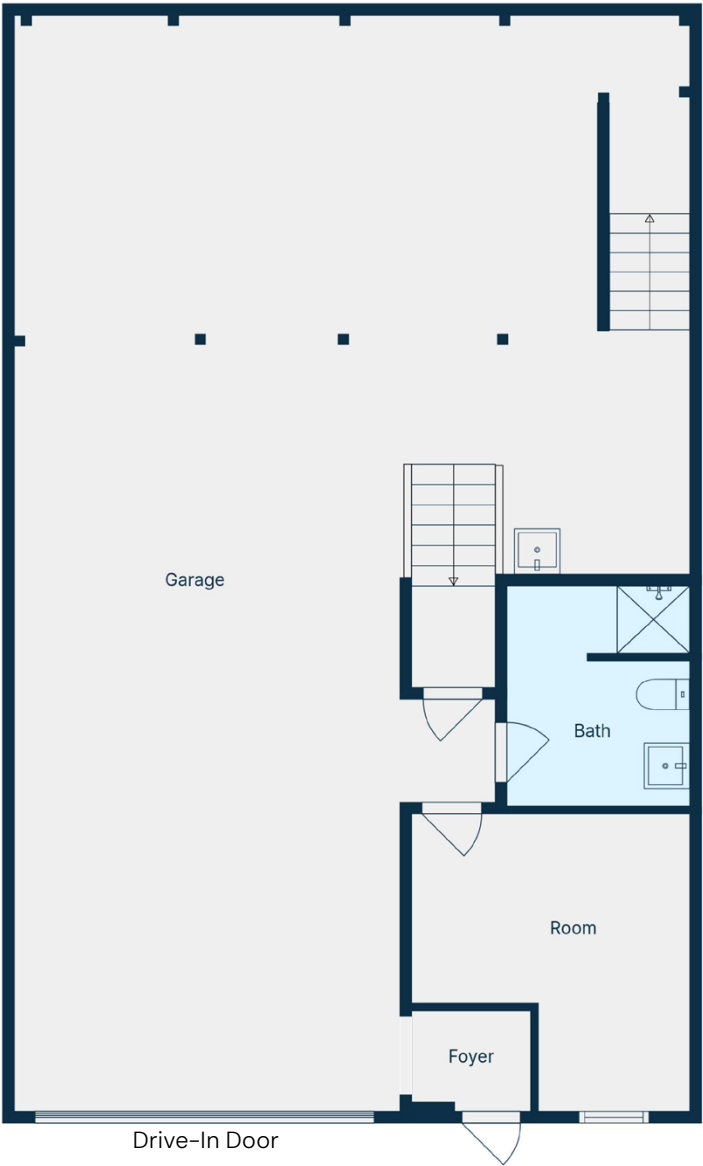
Principal / Broker Associate

303.449.2131 ext 123

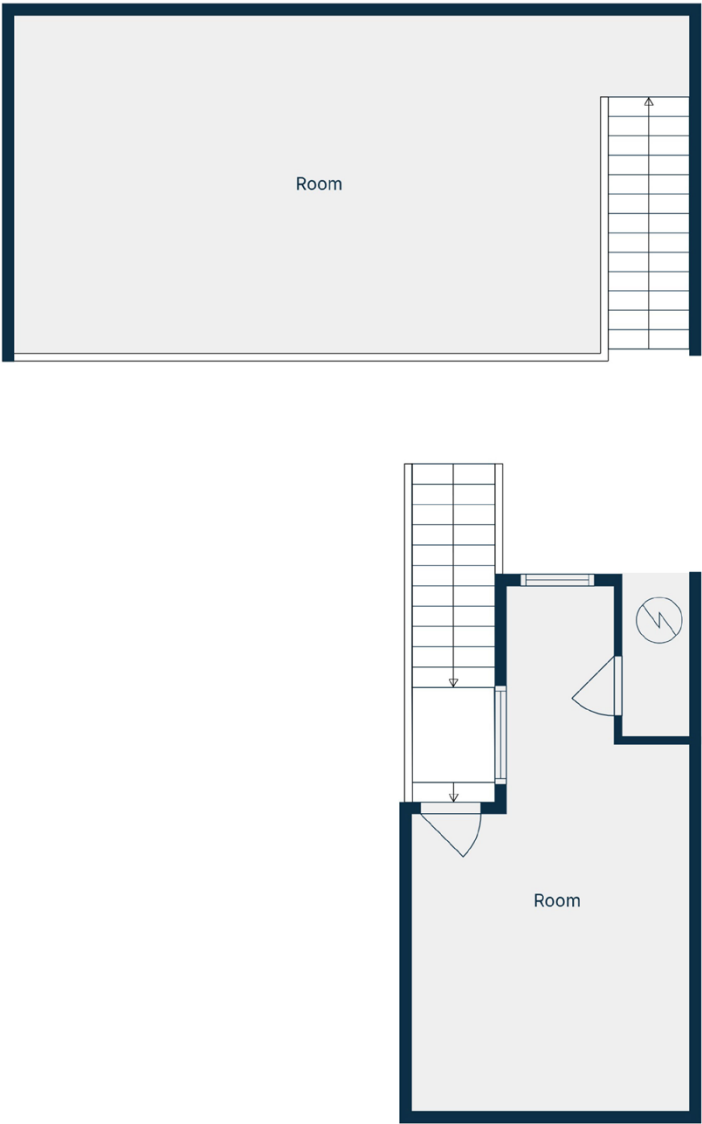
[maureen@coloradogroup.com](mailto:maureen@coloradogroup.com)

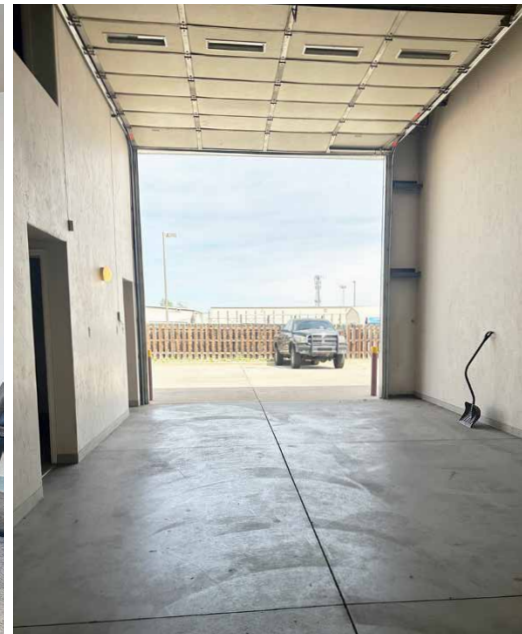
PROPERTY FLOOR PLANS

1ST FLOOR



2ND FLOOR





REGIONAL MAP

