WOODLAND HARDWARE & HOME
BUILDING FOR SALE

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

- LIST PRICE: $6,000,000
- BUILDING: 26,725 SF
- LOT: 1.73 ACRES
- YEAR BUILT: 2013
- ZONING: CBD
- 2025 TAXES: $93,639

100 SADDLE CLUB AVE
WOODLAND PARK, CO 80863



Exceptional quality building would be suited for a variety of uses from retail or multi-suite office, to event center or community center.

- Fully fire sprinkled building with dry sprinkler system on covered exterior space
- Energy efficient with hot water heat and fully insulated walls and ceiling
- Current 22,000+ sf open retail space has only single row of center columns. Interior walls are non-structural.
- Ceiling heights are 20' on perimeter to 29 ' in center
- Full radon mitigation system
- 2 Overhead doors provide direct access to receiving area and mechanical shop
- Fenced equipment yard easily accommodates 53' trailers and could be used for additional parking
- Exterior covered equipment wash bay
- 645 sf 2nd level office overlooks open plan retail space

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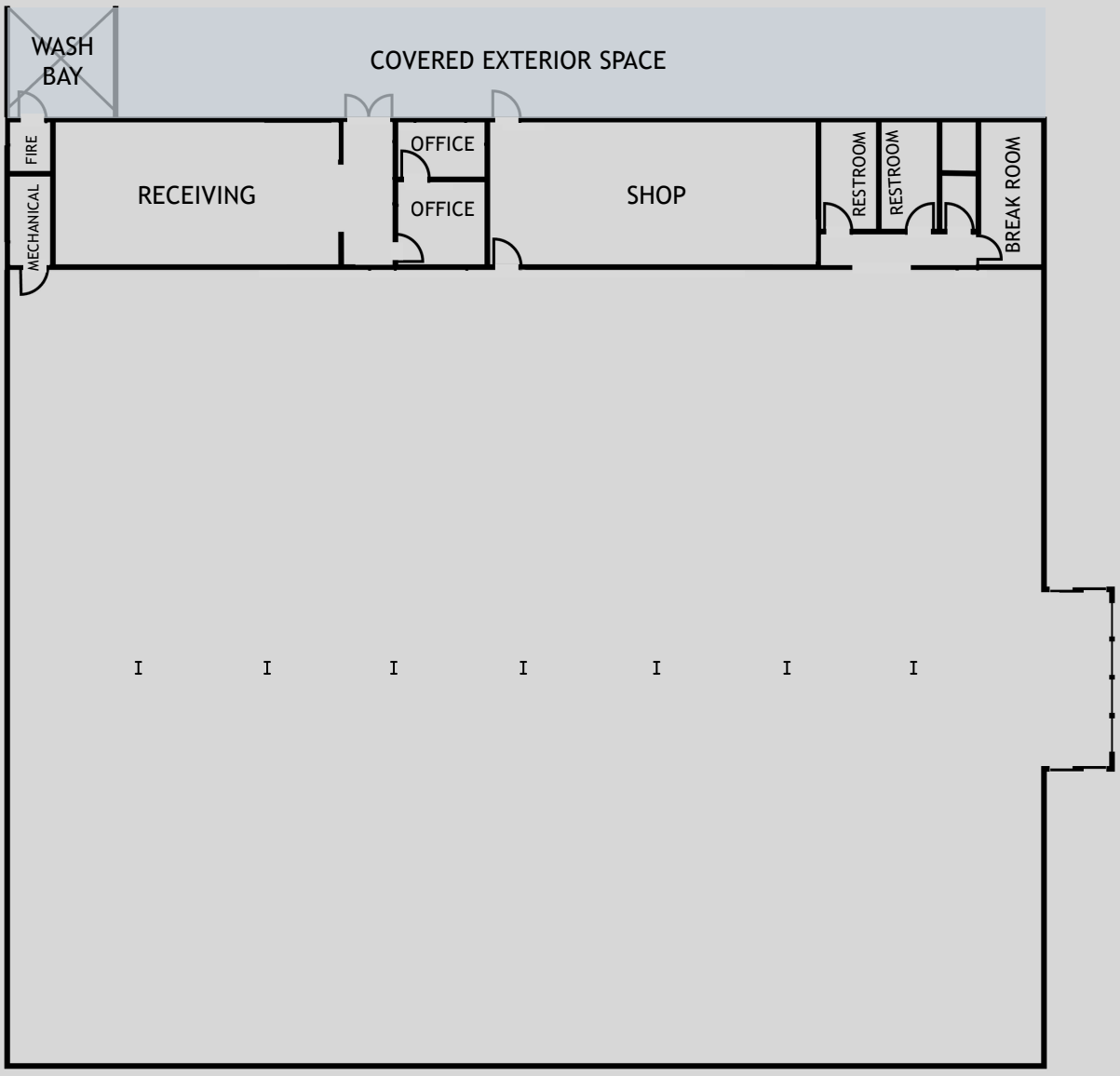
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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. PROSPECTS SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN.

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FLOORPLAN



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100 SADDLE CLUB DR

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