



30126 HIGHWAY 257 WINDSOR, CO 80550

FOR SALE



ABOUT THE PROPERTY

This property has great exposure from the highway and sits at the intersection of Highway 257 and Crossroads Boulevard, the arterial road to I-25. The property is surrounded by new development from residential subdivisions to commercial retail and industrial properties.

The property has a barn, a vacant residence and a three car detached garage. All structures are in need of repair. The property has two access points.

The property has a water ditch managed by the BH Eaton Ditch company on the eastern 1/3 of the property relative to the water flow. There is an easement along the 257 with rights granted to Greeley Water that have not yet been exercised. The rest of the property is native land. The borders of the property are farm land to the east and north and Highway 257 to the west and south.

PROPERTY FACTS

LOT SIZE	6.2 Acres
ZONING	I-1 Z-123
COUNTY	Weld
PROPOSED USE	Retail; Industrial; Storage

SALE PRICE: \$1,600,000

FOR MORE INFORMATION:
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Property Location & Parcel Map

30126 Highway 257, Windsor, CO

