



MLS 6486109 Commercial Sale

\$199,900

Description:

48' X 60' -14' STORAGE UNIT IN PRIME LOCATION. Situated on an island for an added layer of security, these units consist of top grade materials and superior construction: Factory engineered truss rafters, 4' oc, 42/4/6 loading, 4/12 pitch. Colored G-100 tensile strength steel. Bracing installed to maximize wind loading design. 16'x14' 2" energy saver overhead door. Steel wainscot around building. Concrete slab, w footings & 4' apron. Electrical panel included. Owners have exclusive access to wash bay and private club house - equipped w 2 baths, kitchenette, lounge seating, high top tables, 2 tv's, gas fireplace, deck and crows nest gathering space. \$50/mo association fees includes use of club house, wash bay, snow removal and mowing. UNIT #68

Additional Details:

Year Built	2021
Lot Acres	0.06
Lot Dimensions	48x60
Garage Stalls	1
School District	22
Taxes	\$604
Taxes with Assessments	\$624
Tax Year	2023

Additional Features:

Fuel: Other **Garage:** 1 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

25174 Co Hwy 6 East of the intersection of Hwy 59 and Co Hwy 6.



Listed By:
RE/MAX LAKES REGION

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