

# \$995,000 - 1235 Denver Avenue, Fort Lupton

MLS® #8101807 RE COLORADO Listing Office: Gala Realty Group, LLC

**\$995,000**

0 Bedroom, 0.00 Bathroom, 2,400 sqft  
Commercial Sale on 2 Acres

N/A, Fort Lupton, CO

Great industrial Steel building in the heart of the growing city of Ft Lupton with over an acre of land for storage or inventory, Property could also be used as a mechanic shop or trade type of work space. Building includes front office with AC and one bathroom, Fencing around entire property. Attached a fully insulated two door garage with 16' ceilings. Tenant will remove all his personal property upon exiting which includes pallets and personal equipment. Through the property is a railroad easement used by the railroad union, train passes through part of the property through accessing a gate which the union is in possession of a key to allow train to pass. Easement is permanent.

RE COLORADO

**Listing Courtesy of Gala Realty Group, LLC**

Built in 1994

## Essential Information

MLS® #	8101807
Price	\$995,000
Bathrooms	0.00
Square Footage	2,400
Acres	1.90
Year Built	1994
Type	Commercial Sale
Sub-Type	Industrial
Status	Pending



Features                      Drive Indoors

**Community Information**

Address                      1235 Denver Avenue  
Subdivision                N/A  
City                          Fort Lupton  
County                      Weld  
State                         CO  
Zip Code                    80621

**Amenities**

Utilities                    Electricity Connected,   Internet Access (Wired),   Natural Gas Connected,  
Phone Connected  
  
Parking Spaces            5  
Parking                     Asphalt

**Exterior**

Roof                         Metal

**Additional Information**

Date Listed                January 23rd, 2025  
Zoning                      Commercial

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