

# BERTHOUD CO COMMERCIAL BUILDING (BERTHOUD)













Location **Wyoming**  
<https://www.genclassifieds.com/x-382593-z>

7250 SQ/FT BUILDING ON 1.23 ACRE LOT IN BERTHOUD CO  
 N FIRST ST FRONTAGE (OLD HWY 287)

ORIGINAL BUILDING 6000 SQ/FT STEEL CLEAR SPAN  
 100' X 60' WITH APPROX 300 SQ/FT OFFICE  
 2 BATHROOMS APPROX 100 SQ/FT, 1 HAS SHOWER  
 KITCHEN AREA WITH 2 SINKS  
 NEW INSULATION TO R35  
 DRIVE IN DOOR 16' X 11'  
 NEW EPOXY ON 8" THICK CONCRETE FLOOR  
 CITY SEWER AND WATER, XCEL GAS AND ELECTRIC  
 175000 BTU AND 125000 BTU FORCED AIR HEATERS  
 NEW T8 LIGHTING  
 800 AMPS OF 220 X 3

STEEL OVER WOOD ADDITION APPROX 1250 SQ/FT  
 8' X 7' DRIVE IN DOOR AND 8' X 7' DOOR TO MAIN BUILDING  
 NEW INSULATION TO R25

1250 SQ/FT OUTSIDE CONCRETE PAD WITH 375 SQ/FT COVERED AREA

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