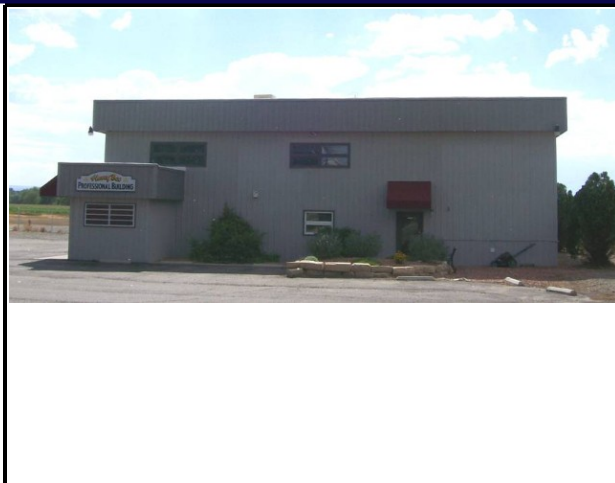


CLIENT HANDOUT



MLS # **623250**
 Class **COMMERCIAL**
 Type **Industrial**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Asking Price **\$324,888**
 Address **695 Industrial Boulevard / TBD Hwy 92**
 City **Delta**
 Status **Active**
 Waterfront **No**
 Real Estate for Sale **Yes**
 Real Estate for Lease **Yes**
 Loading Dock **No**
 Railroad Siding **No**
 Books Available **No**



Presented By: [Renfrow Realty](#)
 Prepared Courtesy of: **Deana Sheriff**
Delta County Economic Development, Inc

General Info

County	Delta	Lot Dimension	.987 acres	Bldg Construction	
Zoning	I-1	Lot Dim. Source	Assessor	Heat Type	FANG
Year Built	1980	Current Business		Amperage	
Apx.Total Acres	0.99	Year Started		Volts	
Main SF	2274	Desc. Of Business		Ceiling Height	
Upper SF	2274	CAM Y/N	No	# Dock Hi Doors	
Lower SF		Monthly CAM Charges		# Overhead Doors	
Basement SF		Monthly Insurance Charges		American Disabil Act Y/N	No
Office SF	4548	Legal/Lot Block	Call listing office		
Warehouse SF	4548	Furn/Fixt/Equip			
Approx Total SF	4548	Approx Inv			
# Units	5	EBITDA \$			
# Floors	2	Sewer Supplier or Septic	City		
Finished SF	4548	Gas Supplier	SourceGas		
Property Known As	Honey Bee Building	Electric Supplier	City		
		Water Supplier	City		

Financial

Special Assessment Y/N	No	Tax Parcel #	34551743002	Possession	Closing
		EM Deposit \$	20,000	Title Company	Land Title Guarantee Comp
Tax Year	2008	EM Holder	Land Title Guarantee Comp		

Features

BUILDING USE	General Office, Professional /Medical Ofc., Retail Storefront, Retail Warehouse, Showroom, Other, Manufacturing	LOT SIZE	.5-.99	TENANT PAYS	Electric, Gas, Sewer/Water, Trash, Janitorial, Utilities
SUB -STRUCTURE	Slab, Concrete	ROOF	Fiberglass	LANDLORD PAYS	Building Insurance, Real Estate Taxes, Ext Maintenance (Bldg)
ZONING	Industrial, Office Industrial	FLOOR TYPE	Vinyl, Carpet	PARKING	Paved, 20 + Total Spaces
HEATING SOURCE	Natural Gas	EXISTING UTILITIES	Sanitary Sewer, Water, Gas, Electric	HOA INCLUDES	None
HEATING SYSTEM	Forced Air	DOM WATER	Domestic Water Installed, Tap Installed Paid	MISCELLANEOUS	Landscaped, View
AIR	Central Electric, Evaporative	AVAILABLE UTILITIES	Phase 1, Phase 2, Phase 3, Cable, Telephone	INCLUSIONS	Fixtures
Remarks		DOM SEWER	Sewer Tap Fee Paid	STREE DESCR /ACCESS	City/Town, Paved

4,548 sq.ft. office building located in the Delta Industrial Park at the corner of Hwy. 92 & Industrial Blvd. Located near large commercial hub. Highway signage and excellent visibility. Zoned I-1, this building has many potential uses. Excellent location for your business. Building has four units that are currently vacant. Conference room, reception area & plenty of storage. Ample parking. Lease/purchase or possible owner carry to qualified Buyer.