



***Benson Ag Land Realty Present
Formerly Klinzmann Welding
Steel Shop building, office-garage, 2 acre
fenced lot.***



14798 Hwy 14, Sterling CO

List: \$300,000



Commercial/Industrial Building: Machine shop and welding business. Metal pole building built in 1977 with later addition. 6,400 square feet in the main shop building – separated into two bays, with separate office building, and other outbuildings of 600, 400, and 240 sq ft. 2 acre fenced commercial lot west of Sterling on State Highway 14.



**FOR PERSONAL SHOWING CALL
Mike Benson
Box 202/200 W 4th St., Julesburg, Co 80737**

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6,400 sq ft main building

Year built: 1977

Office & Shop Building

Taxes: \$1,819.68 - 2023

Parcel: 38052733100056

Subdv: Landmodel TR2

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