



EXCLUSIVELY PRESENTS FOR SALE

*Downtown Business Location
Large Commercial Building*



Legal: Julesburg Original Town Block 11 Lot 4

Location: 119 W 2nd St, Julesburg CO

Floor Space: Commercial Building, 6,500 square feet

Price: **\$110,000**

Taxes: \$2,603.20 - 2023 taxes.

Description: A commercial building in the downtown business district of 6,500 square feet main floor plus a loft area office space.

Brokers note: Call for your personal showing and additional details.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker

Benson Ag Land Realty LLC

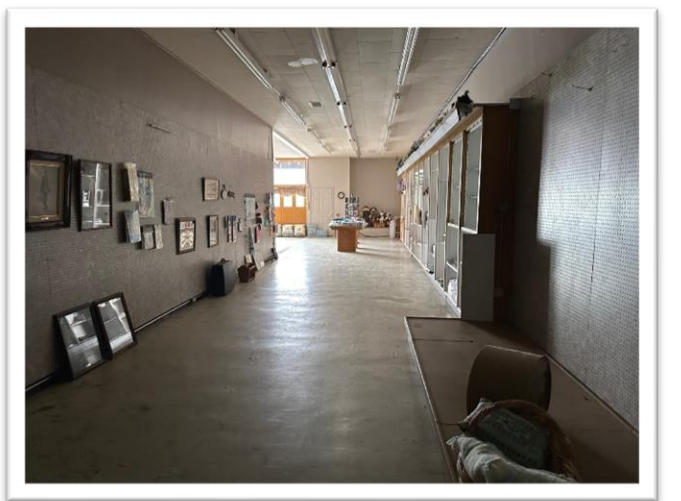
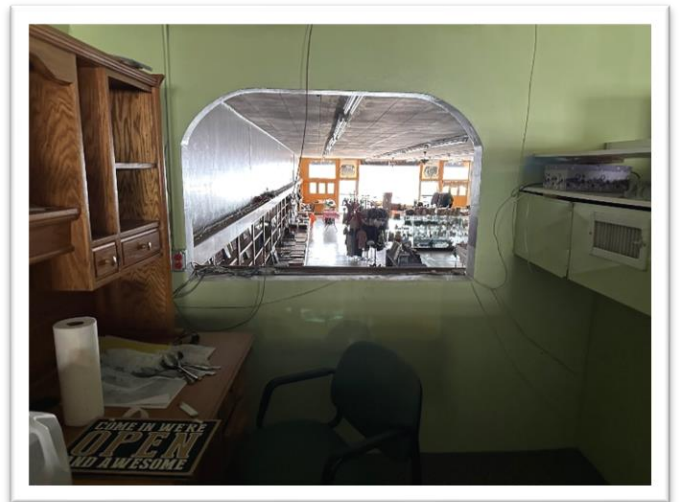
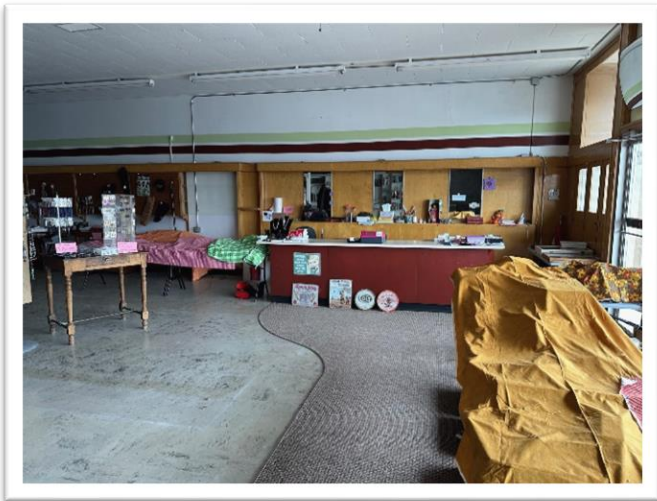
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Building Size: 6,500 sq. ft.

Taxes: \$2,603.20 (2023)

Land: 7,000 sq. ft.