



# Affiliated Real Estate Group

## Building For Sale / Lease Multi Tenant Investment Opportunity 290 4th Street - Meeker, CO 81641



### Sale Price:

**\$390,000**

### Zoning:

Central Business (CB)

- Mixed Use
- Office / Retail / Residential

**Site Area:** 15,000 square feet (0.34 acres)

**Building Area:**

Main Level:	3,072 square feet
<u>Basement:</u>	900 square feet
Total SF	3,972 square feet

**Lease Rate:**

Suite 1A	1,206 sf	= \$750 / per month (Residential Unit)
Suite 2	1,009 sf	= \$1,009 / per month (\$12 / sf)
Suite 3	1,757 sf	= \$1,757 / per month (\$12 / sf)

**CAM Expense:** \$2.30 / sf (Includes Real Estate Taxes, and Insurance)

**Utilities:**

- Electric - White River Electric
- Gas - Atmos Energy
- Water - Town of Meeker
- Sewer - Town of Meeker

**Parking Ratio:** 4 / 1,000 sf+ Street Parking

**Features:**

- Corner lot located in the Central Business District of Meeker
- Has bank vaults as well as the drive through in the back
- Ample on site parking

**Offered By:** G. Kirby Ross  
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