

# FOR SALE

**4,600 sq ft Office/Retail Bldg.**

**302 5th Street, Frederick, CO 80530**



**Completely remodeled Office/Retail Building for Sale in downtown Frederick. Attractive 4 unit building with 4,600 sq ft plus partial unfinished basement. A great location at the corner of Oak and 5th Street, includes beautiful hardwood floors, tall ceilings, lots of glass for natural light and large private parking lot with room to expand parking or add to the building. All units are fully air conditioned. Roof is only 2 years old. Each unit has a different façade. Great building for owner user or investor.**

**ZONING;** Neighborhood Commercial District  
**PARKING:** Paved parking lot with room for 9 cars and room to expand.  
**CONSTRUCTION:** Wood frame with wood, brick, and stone exterior  
**UNIT SIZES:** 2,348 plus unfinished bsmt, 537, 552, and 1032 sq ft  
**PRICE:** \$475,000

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