



THE WATER VALLEY COMPANY

PRICING STARTS FROM
\$12/SQ FT

FOR *Sale*

Southgate Retail @ Iron Mountain

NW Corner of US 34
& WCR 17
Windsor, CO

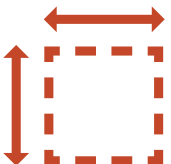


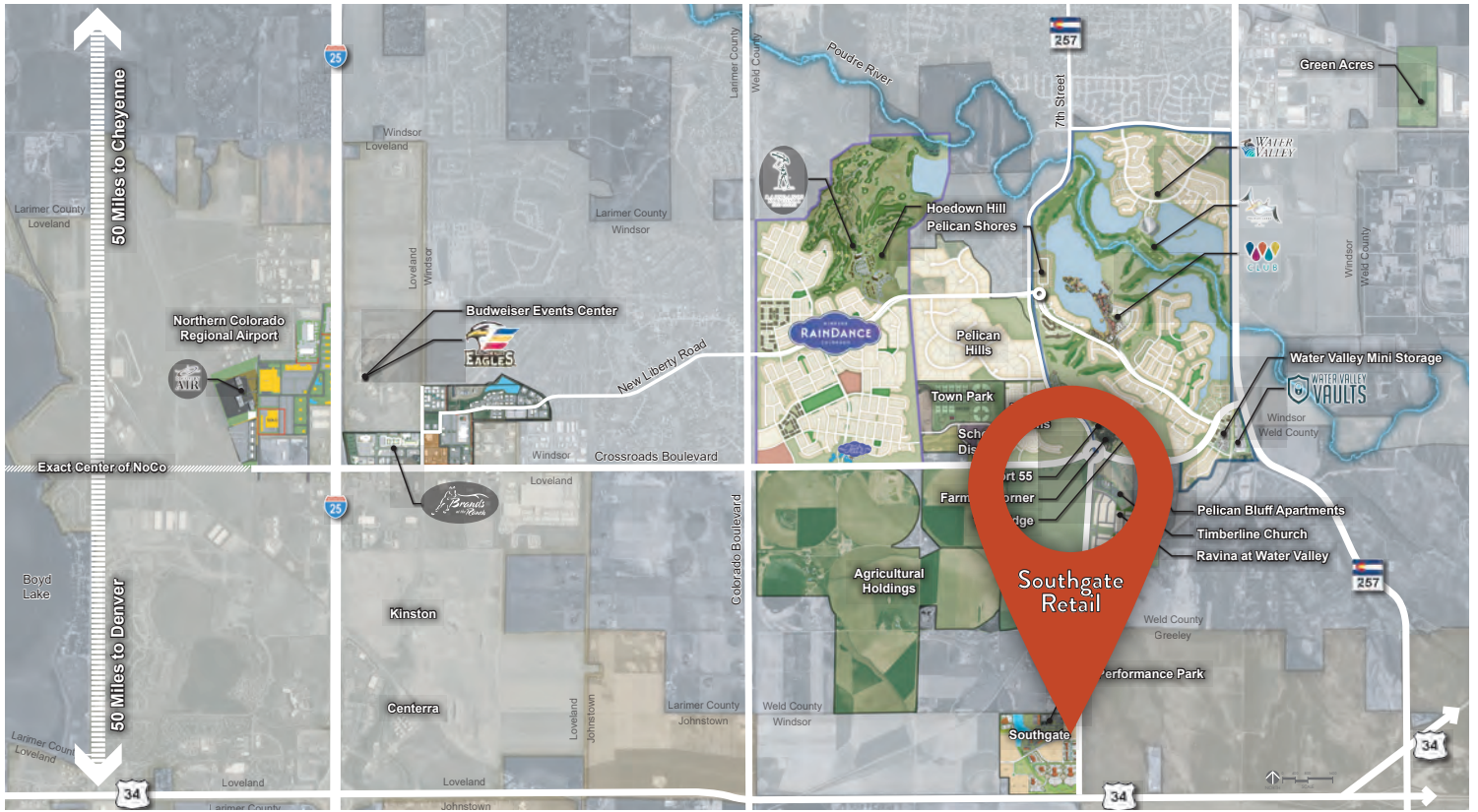
General Commercial Space to Own
BUILD **YOUR** STORE
OFFICE **YOUR** COMPANY

Located at the northwest corner of US 34 and Weld County Road 17 is Southgate Retail at Iron Mountain. Six available lots suited for retail, restaurants, hospitality or hotel.



- 6 available locations in Southgate Retail
- Gas station site
- Retail sites


307,451 total sq ft available
78,504 sq ft is the largest space available
31,264 sq ft is the smallest space available
Zoned General Commercial



LIVE IT UP DOWNTOWN!

The Downtown Pillar is alive with brands that create an enriched, modern main street with the energy of the city and the heart of a small town.

This pillar offers destination tourism, entertainment, dining, sports, and retail experiences that celebrate the best of Colorado. Energetic and entertaining experiences make any day feel like a night out on the town.

Number on Map	SQ FT	ACRES	PRICE / SQ FT	TOTAL PRICE
1	78,504.00	1.80	\$15	\$1,777,560
2	42,988.00	0.99	\$15	\$644,820
3	36,056.00	0.83	\$15	\$540,840
4	31,264.00	0.72	\$12	\$375,168
5	43,780.00	1.01	\$12	\$525,360
6	74,859.00	1.72	\$12	\$898,308



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SCAN TO LEARN MORE

