

MEAT PROCESSING FACILITY FOR SALE

29318 COUNTY ROAD Q
BRUSH, CO 80723

PROPERTY HIGHLIGHTS

High demand custom meat processing facility for beef and wild game booked out through 2023. Established and turn-key with plenty of room for growth, facility includes 1,817 SF processing plant, 1,712 SF four-bedroom residence, 1,500 SF metal shop which could be converted into more processing space, loafing sheds and pens, all on 5 acres. All FFE, inventory, and real estate is included in the purchase price. This is an excellent opportunity for a well-qualified buyer seeking a reputable business, or expansion space.

- All FFE and inventory included in purchase price
- Easy access to Denver and Metro Area via Interstate 76
- Well-designed facility primed for expansion
- Residence on-site

Sale Price	\$850,000
Site Size	5 Acres
Total Improvements	5,509 SF
Zoning	Rural Residential

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

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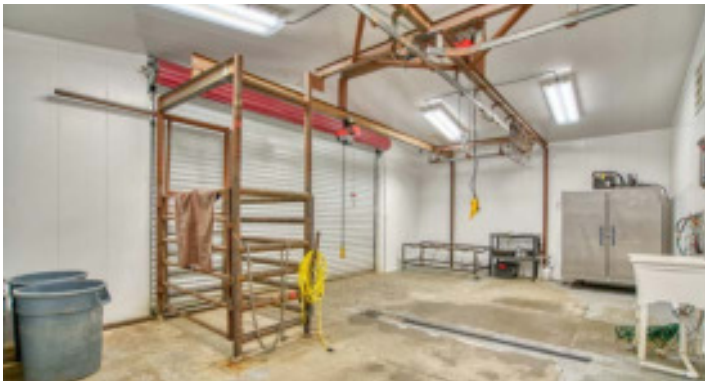
The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

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PROPERTY PHOTOS



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* For a complete disclaimer, please see page one of this brochure.

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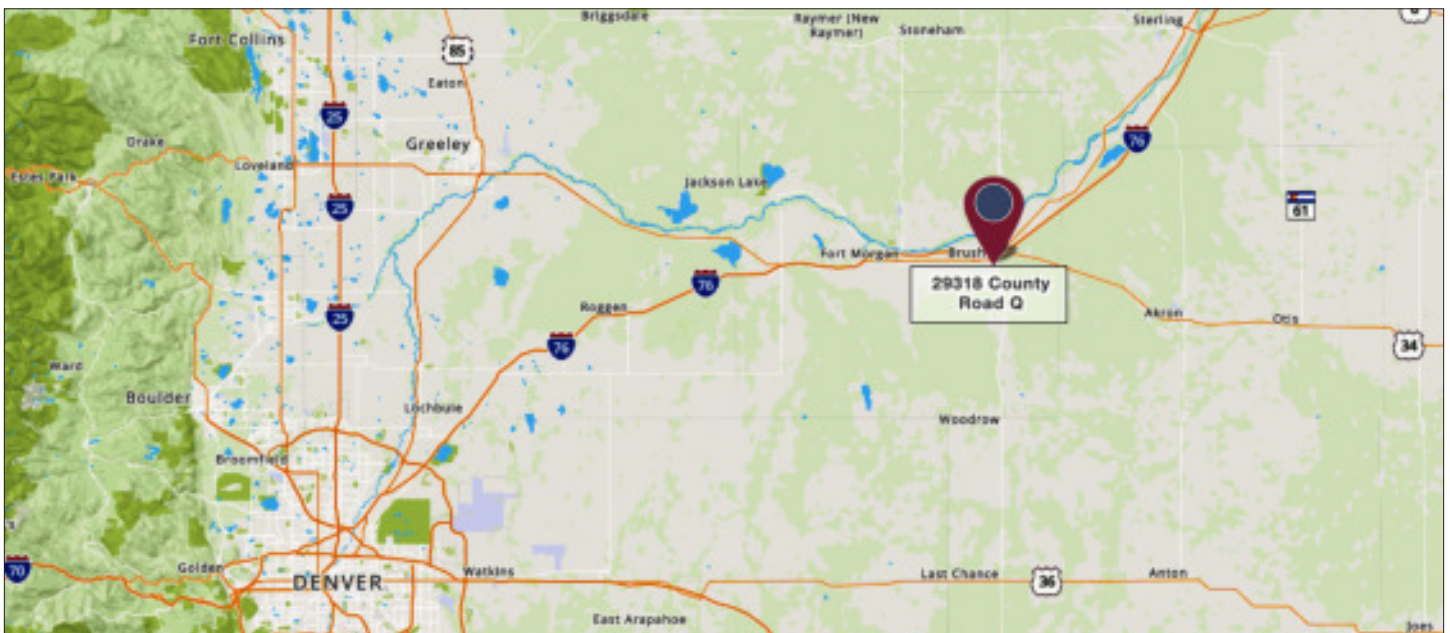
PROPERTY FLOOR PLAN

FLOOR PLAN MEAT PROCESSING FACILITY

1,817 SF
(includes freezer)



PROPERTY LOCATION



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