

# EXCELLENT OWNER/USER BUILDING

PRICE REDUCED!!



For more information, please contact:

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City	Larkspur
County	Douglas
<b>Building Information:</b>	
Building Size:	720 SF
Lot Size:	0.21 acres
Zoning:	General Business
Sale Price:	<del>\$249,000</del> <b>REDUCED TO</b> <b>\$239,000</b>
Lease Rate:	\$1,500/month

## Property Information

- ▶ Excellent owner/user building for sale
- ▶ Large site with ample parking and excellent visibility
- ▶ 720 SF building would suit a variety of users, from contractors to CPA's and other professional firms
- ▶ Variety of approved uses from bakery to floral

Edge Commercial Properties

810 New Memphis Court | Castle Rock, CO 80108 | office 303.688.3332 | fax 303.468.0585  
 edgecommercialproperties.com

8783 Spruce Mountain Road

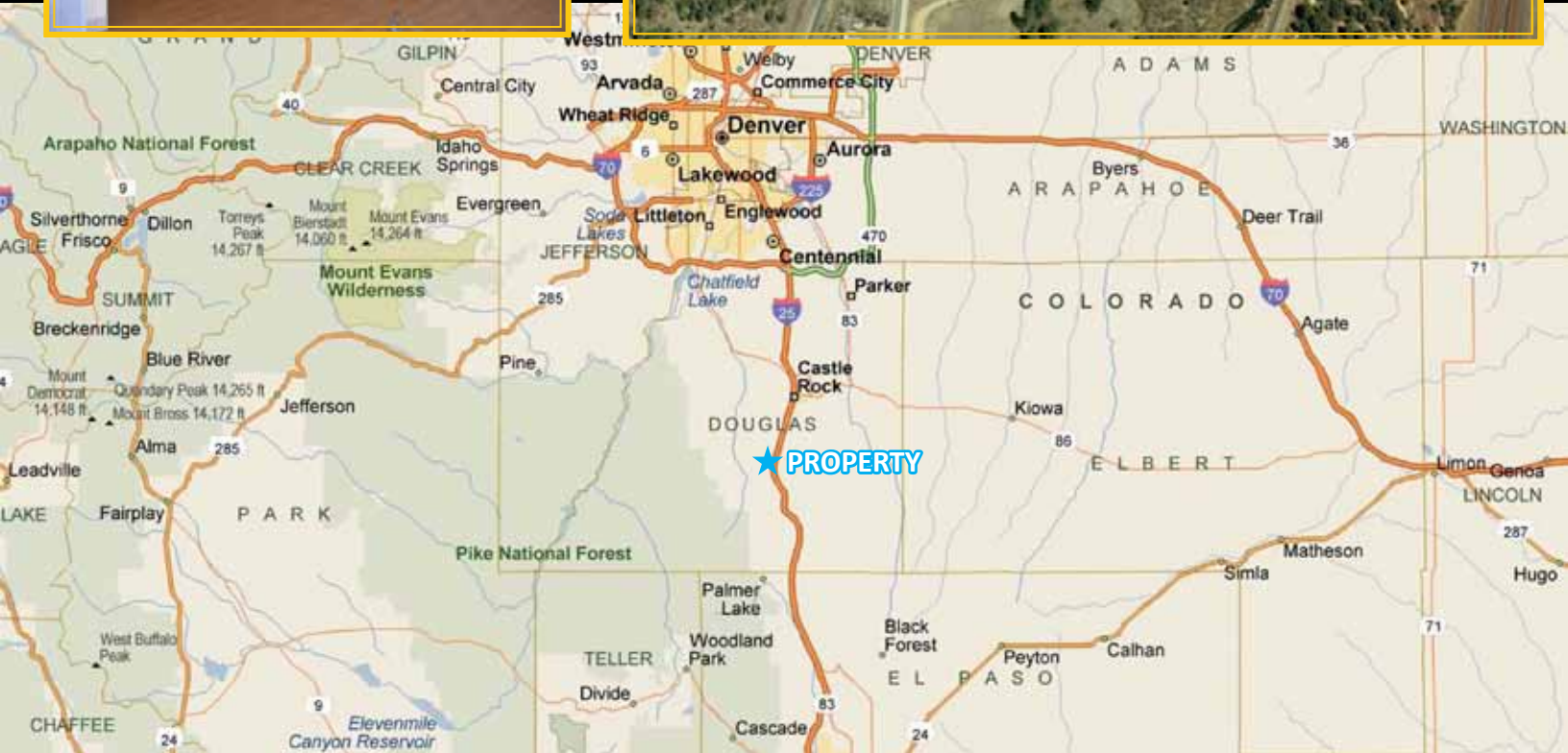
# 8783 Spruce Mountain Road

Larkspur, CO



### Location Information

- ▶ Located in Larkspur, less than 40 minutes from Denver's business district and 30 minutes from Colorado Spring's business district
- ▶ Property is on Spruce Mountain Road aka "Main Street"
- ▶ Excellent visibility and traffic counts



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