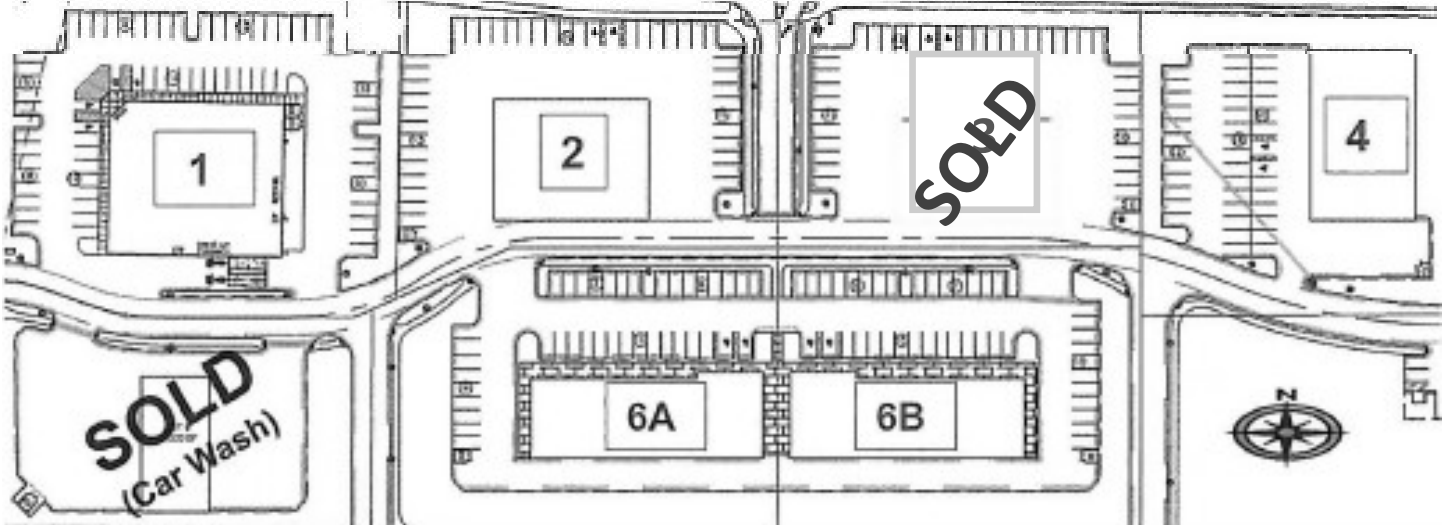




FOR SALE OR LEASE

BERTHOUD COMMONS

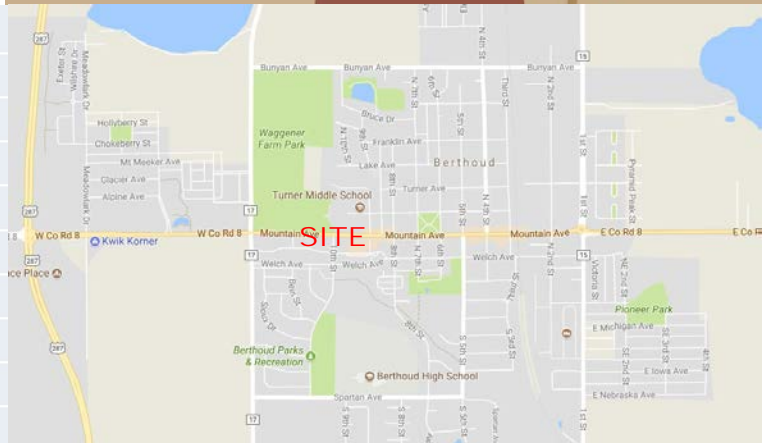
1001 COLORADO HWY 56



LOT	SQUARE FOOT	PRICE
LOT 1	82,610	\$750,000.00
LOT 2	45,200	\$500,000.00
LOT 3	43,950	\$500,000.00
LOT 4	51,883	\$425,000.00
LOT 6A	65,222	\$425,000.00
LOT 6B	62,094	\$425,000.00



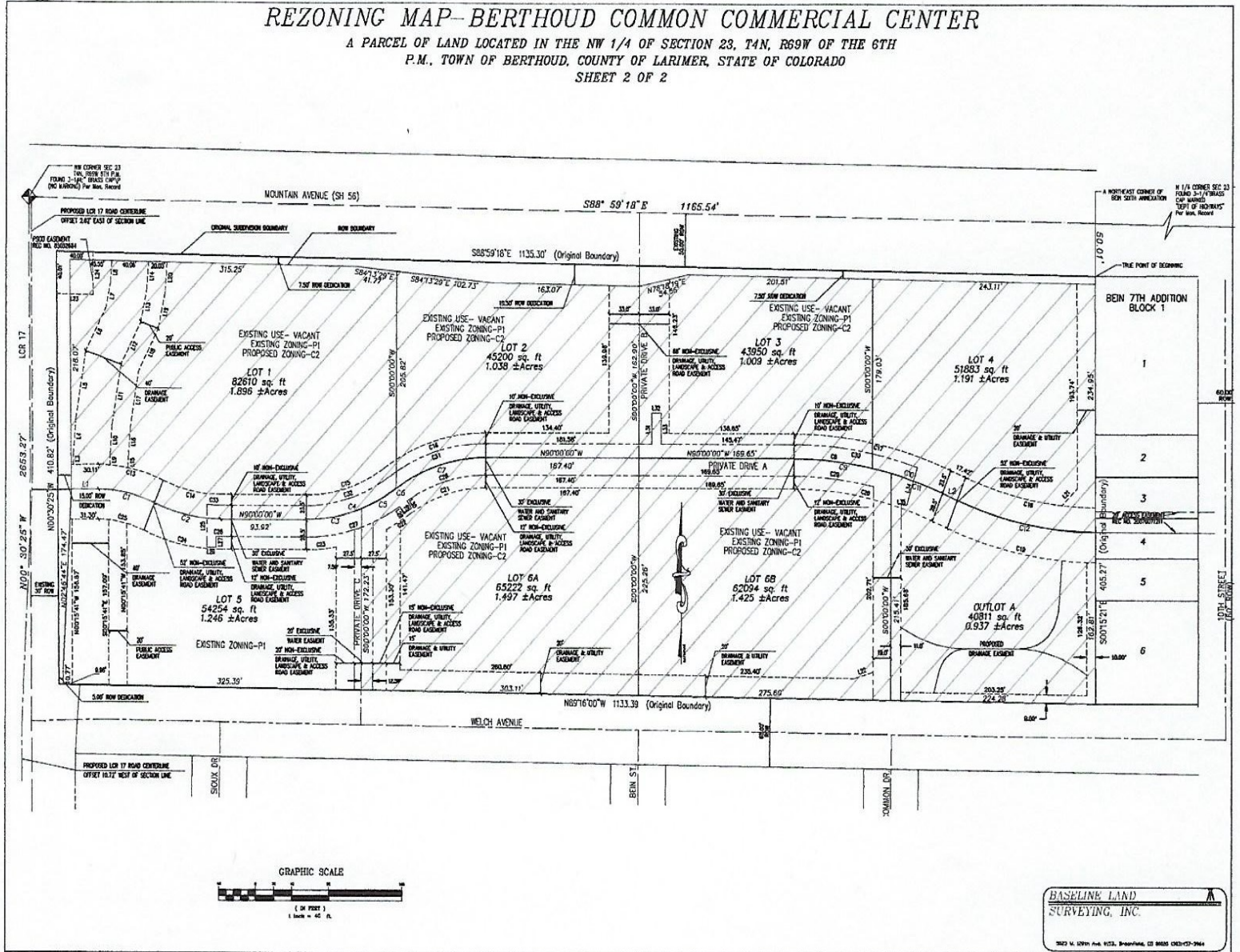
Berthoud Population		
	2010	2016
Town Limits	5,105	6,368
80513 Zip Code	10,296	11,157
10 minutes	24,746	27,079
20 minutes	192,486	211,941
30 minutes	382,864	429,585
5 miles	17,075	18,889
10 miles	166,403	182,224
20 miles	497,241	553,679



Information contained herein is not guaranteed. Buyer/ Tenant and Seller/ Landlord is advised to verify all information. Price, terms and information are subject to change.

REZONING MAP-BERTHOUD COMMON COMMERCIAL CENTER

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T4N, R69W OF THE 6TH P.M. TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
SHEET 2 OF 2



- PROPERTY SUMMARY-

- 6 Pads fully developed on Main Street
 - Utilities & Raw Water
- Located at busy intersection in Berthoud, CO
 - 2 Blocks from Downtown
- Across from new Parks & Recreation area



Terry Younglove
NoCo Real Estate

TYounglove@msn.com