

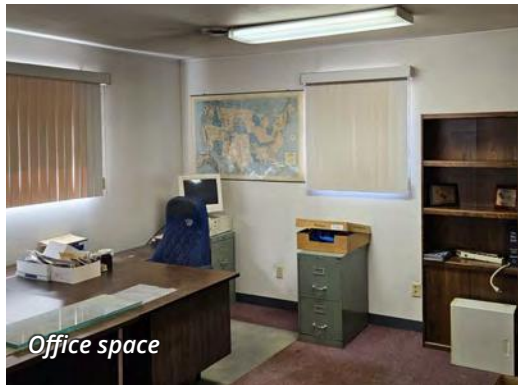
# VERQUER SHOP BUILDING

2.5± ACRES | LOGAN COUNTY, CO

**NEW LISTING**



Kitchenette



Office space

## OVERVIEW:

Countless opportunities with this 5,500 square foot heated steel-frame shop with office space! Expansive lot with great access and room to expand.

## QUICK FACTS:

- Address: 13004 Co Rd 31.5, Sterling, CO 80751
- 2.5± total acres | 108,900± sq ft
- Logan County, CO
- 5,500± sq ft heated shop
  - Built in 1993
  - Steel frame
  - 3 offices / multiple bathrooms
  - Overhead doors
  - 800± sq ft of offices/bathrooms
  - Additional storage in loft above offices
- Highway 14 frontage w/ large sign
- Located 2± miles west of Sterling city limits
- Sage Pointe HOA / Water & Sanitation
- R/E Taxes: \$2,668± (2024)

**Asking Price \$399,000**



Large lot with Highway 14 frontage



3 overhead doors

## NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been provided by the Seller or obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction nor the Seller assumes responsibility for any omissions, corrections, or withdrawals. Maps are not intended as a survey and are for illustrative purposes only. Legal description(s) is(are) subject to existing fence/field boundaries or land use trades, if any; no warranty is expressed or implied as to exact acreages of each parcel. Prospective buyers should verify all information contained herein, and are urged to fully inspect the property, its condition, and to rely on their own conclusions. All equipment and improvements, if applicable, are to be sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

Office: 970.522.7770 | Toll Free: 800.748.2589 | [reckagri.com](http://reckagri.com)



## For More Information, Contact:

**Ben Gardiner**, Broker Associate  
[bgardiner@reckagri.com](mailto:bgardiner@reckagri.com)

**Marc Reck**, Broker  
[marcreck@reckagri.com](mailto:marcreck@reckagri.com)



## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**929,846**

total acres sold

**432**

successful auctions

**18,674**

auction attendees

**2,025**

transactions



# Verquer Shop Building

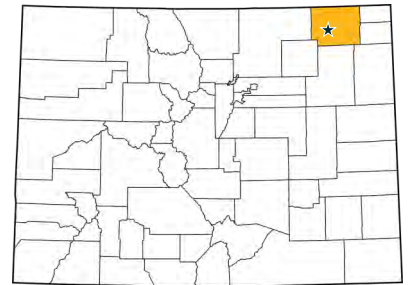
**2.5± Total Acres**  
**Asking \$399,000**

**NEW LISTING**



SCAN THE QR FOR  
PHOTOS, SOILS,  
MAPS & MORE!

LOGAN COUNTY, CO



Commercial truck shop  
with excellent exposure  
along Highway 14, just  
west of Sterling, CO.

