

PRICE REDUCED | MOTIVATED SELLER

**SALE**

**1762 N. Denver Ave.**

**INVESTMENT OR OWNER/USER**

Fort Lupton, CO 80621

**PRESENTED BY:**

**ELIZABETH M. LEDER, ESQ.**

O: 720.575.9109

[liz.leder@svn.com](mailto:liz.leder@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

|                       |           |
|-----------------------|-----------|
| <b>SALE PRICE:</b>    | \$900,000 |
| <b>LOT SIZE:</b>      | 28,314 SF |
| <b>BUILDING SIZE:</b> | 4,452 SF  |
| <b>NOI:</b>           | \$60,000  |
| <b>CAP RATE:</b>      | 6.67%     |

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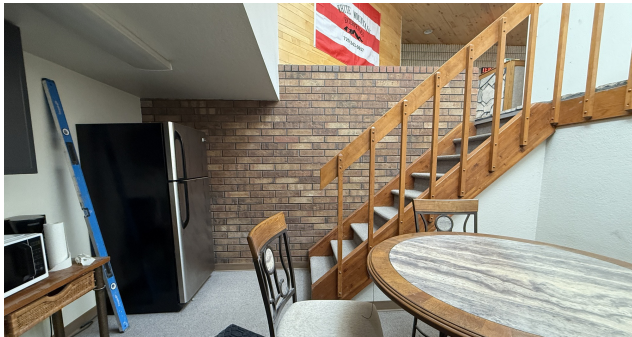
### PROPERTY DESCRIPTION

Introducing an exceptional investment or owner/user opportunity in Fort Lupton, CO, this fully occupied 4,452 SF industrial/flex space, built in 1910/1982 along with a mini-warehouse on the property, is a prime choice for savvy investors. The current Tenant's lease is month-to-month and can be terminated for any owner/user interested in this property. Zoned C-3 (Business Commercial), this property offers a solid foundation for diverse business operations. With 100% occupancy, this value-add property with below market rents presents a secure income stream and long-term potential. Located in a thriving area, this property is well-positioned for continued growth and success. Don't miss out on this turnkey investment in a high-demand market.

### PROPERTY HIGHLIGHTS

- 4,452 SF industrial/flex space (1,092sf office)
- Zoned C-3 (Business Commercial)
- Long-term Tenant has month-to-month lease
- Vehicle service pit in attached warehouse
- Secured yard for outdoor storage
- Located in Colorado Enterprise Zone

## OFFICE



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**SVN | DENVER COMMERCIAL 3**

## WAREHOUSE



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## OUTDOOR STORAGE



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## SITE PLAN

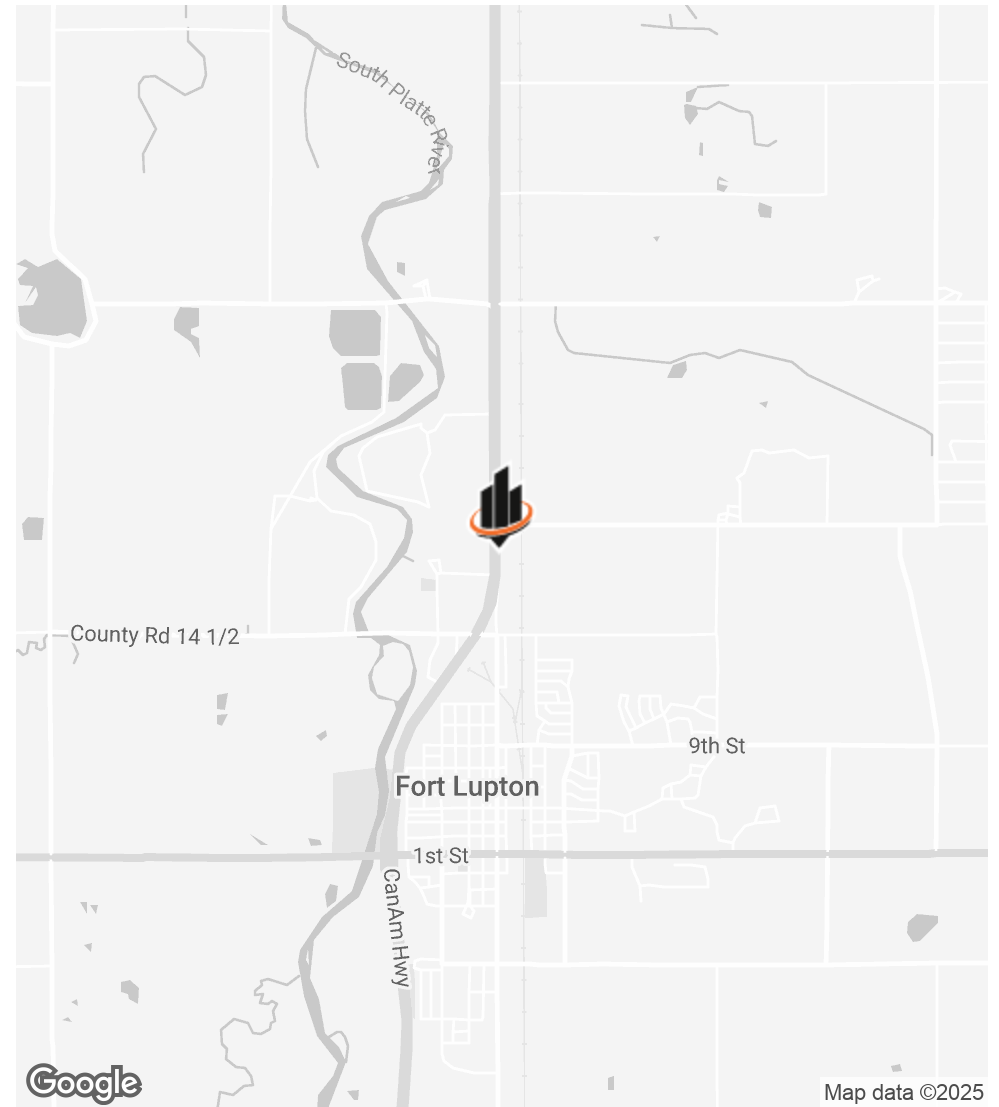
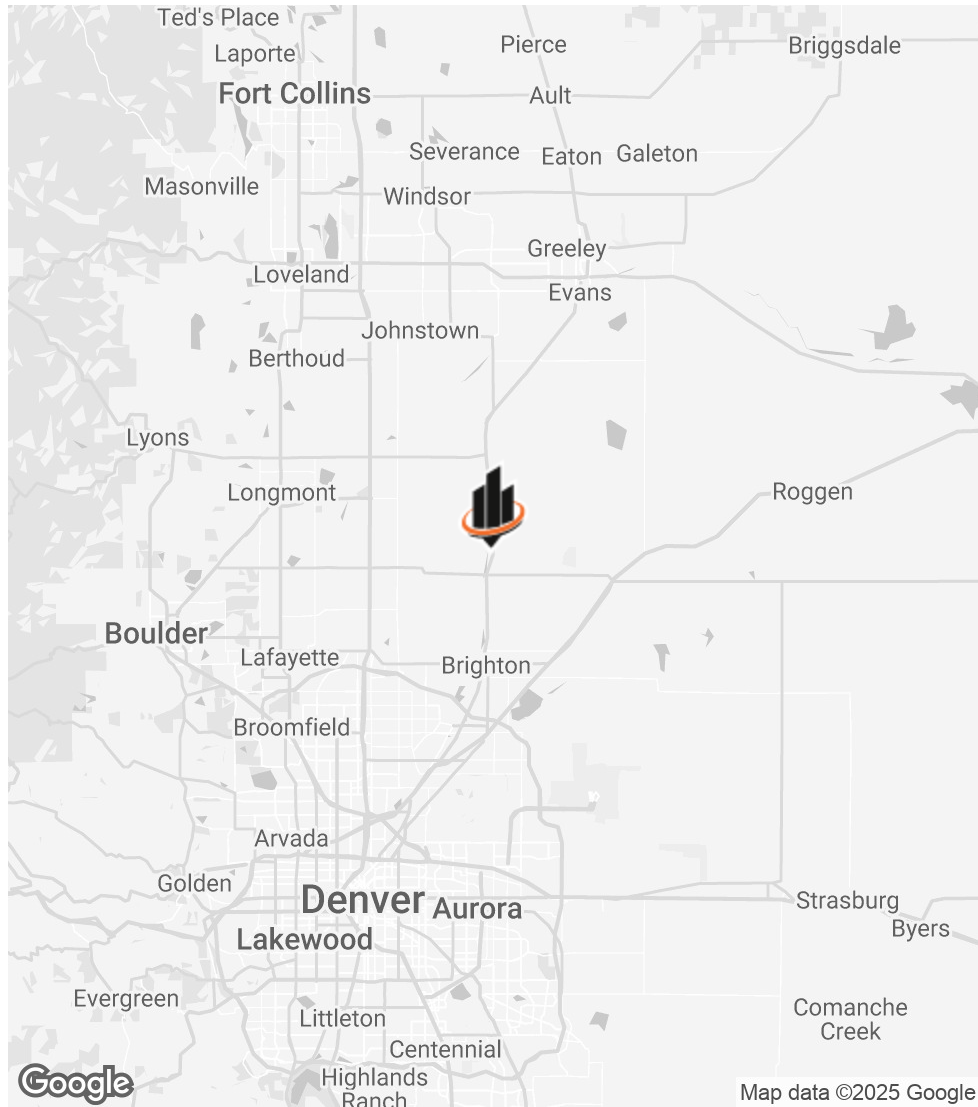


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## LOCATION MAP



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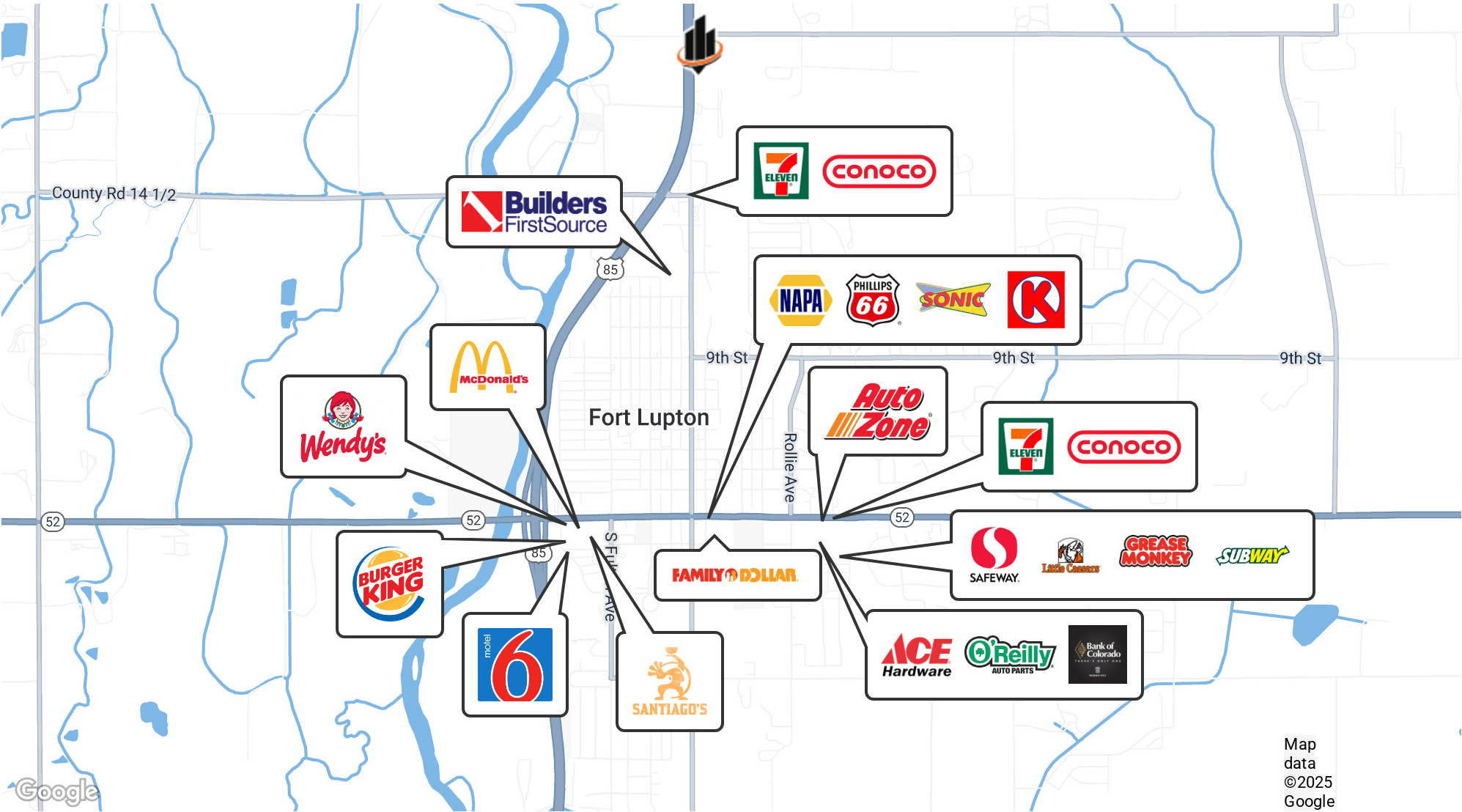
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**SVN | DENVER COMMERCIAL** 7

RETAILER MAP



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