

# PRIME COMMERCIAL PROPERTY FOR SALE

## ZIGGI'S COFFEE

2360 LEGACY CIRCLE, ELIZABETH, CO 80107



## PROPERTY FEATURES

- Investment Property or Owner User Opportunity
- Six (6) Years Left on Primary Lease Term with Ziggis Coffee
- Only Coffee Shop Allowed Within Wild Pointe Ranch Marketplace
- Excellent Location in Walmart Anchored Center / Regional Shopping & Commuter Services Location
- Join National Tenants Walmart, McDonald's, Taco Bell, Anytime Fitness, Murphy USA & Brakes Plus
- Adjacent to New Gold Creek Valley Subdivision & Legacy Village Community
- For Additional Market Information Follow this Link:  
[Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

LOT SIZE	±0.76 Acres m/l
BUILDING SIZE	±1,855 SF
PRICE	\$2,400,000.00
TAXES	\$21,332.40 (2024)
NOI / CAP RATE	\$144,000 / 6%
ZONING	Commercial
USE	Coffee Shop
Y.O.C.	2022
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	200' on State Highway 86

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## BUILDING IMAGES



## SITE AERIAL



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