



This could be a very lucrative investment opportunity in a bustling redevelopment area of Aurora! Just 2.8 miles from the Anschutz Medical Campus, money is being invested to revamp this North Aurora locale! The current owners have spent the last couple of years updating almost all of the units within each building, increasing the rental revenues for these particular units to about \$1200 per unit with \$100 reimbursable utility structures. Our pro-forma analyses put this at a potential 8% or more cap rate. 1923 and 1933 Dallas Street can be sold together or separately at \$875,000 each. The site sits adjacent to the Montview Redevelopment District and the proposed Dayton Street concept.

Reach out to Kelley: 303-810-8363 or Sally: 720-530-5661 for more info.

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All information deemed reliable, but not guaranteed.