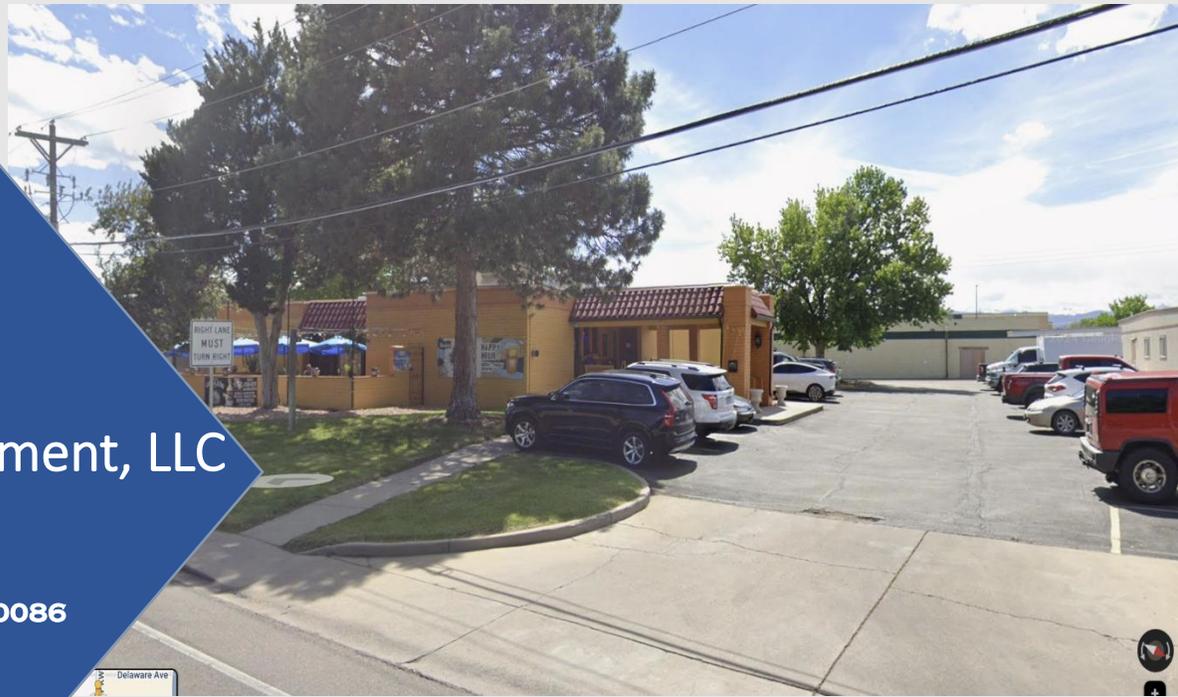


**RESTAURANT BUILDING  
FOR SALE**

**Vanguard Development, LLC**

**MIKAEL VAN LOON (303) 589-0086  
MIKAEL@USA.NET**



## **SINGLE TENANT BUILDING PROVEN TRACK RECORD TENANT**

**BUILDING SIZE:** 6,553 RSF  
**LAND:** 0.63 ACRES  
**AVAILABLE:** SINGLE TENANT  
**YEAR BUILT** 1978  
**RENOVATION** 2012 / 2016 / CURRENT  
**LEASE RATE:** FROM \$17.50/RSF NNN  
**LEASE TERM:** 3 – 10 YEARS  
**# FLOORS:** ONE  
**OFFERED AT A 7% CAP RATE**

**451 KEN PRATT PARKWAY  
LONGMONT, CO 80501**

### **HIGHLIGHTS:**

- **AMPLE PARKING**
- **SINGLE TENANT**
- **STABLE NNN LEASE**
- **LOCATED BY MAJOR INTERSECTION**
- **CLOSE TO LARGE RESIDENTIAL AREA**
- **ESTABLISHED LOCATION AS A RESTAURANT**
- **SUCCESSFUL TENANT OPERATOR**
- **LANDLORD OWNED FF&E**





**CONTACT:**  
**MIKAEL VAN LOON**  
**(303) 589-0089**  
**[MIKAEL@USA.NET](mailto:MIKAEL@USA.NET)**  
**VANGUARD DEVELOPMENT, LLC**