



7019 COUNTY ROAD 5

ERIE, CO 80516

navpoint
REAL ESTATE GROUP

SINGLE TENANT INVESTMENT

*OWNER USER OPPORTUNITY AFTER LEASE EXPIRATION

OVERVIEW



TYPE

**SPECIAL USE/
LAND**



YEAR BUILT

1926



OF BUILDINGS

5



LAND SIZE

3.08 AC



CAP RATE

8.0%



PRICE

\$1,250,000

- Currently Used as a Residential Rental and Dog Daycare/ Kennel
- Mineral Rights Included with Approximate Income of \$4,000-\$5,000 per year
- Large 4 Bedroom Single Family Home w/ 2-Car Garage & Additional Separate 2-Car Garage with Apartment Above
- Two Warehouse/Shop Buildings
- Small Cat House
- Large Outdoor Area with Synthetic Turf
- Amazing Opportunity with Strong Income In Place through October 2028 and Long-Term Live/Work Opportunity



EXECUTIVE SUMMARY

Rogue's Farm is a locally-owned dog daycare and boarding facility in Erie, CO, offering all-day play in indoor and outdoor spaces, split by size and temperament, plus boarding where dogs join the day-care activities at no extra cost. They operate seven days a week, provide enrichment activities like leash walks and puzzle toys, and describe their environment as a "home-away-from-home" for your dog.



INTERIOR PHOTOS



NEARBY RETAIL



GRAND VIEW
ELEMENTARY SCHOOL

M J MESSINA
BROW & LASH

BLUE SPRUCE
CONSTRUCTION



SUBWAY

Ziggie's COFFEE





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