



Chase St. Sober Living

3344 Chase St, Wheat Ridge, CO 80212



Wendy Weiss

Current Commercial Real Estate
6452 Reed Ct, Arvada, CO 80003
wendyw@currentcre.com
(303) 736-9933



Chase St. Sober Living

\$2,100,000

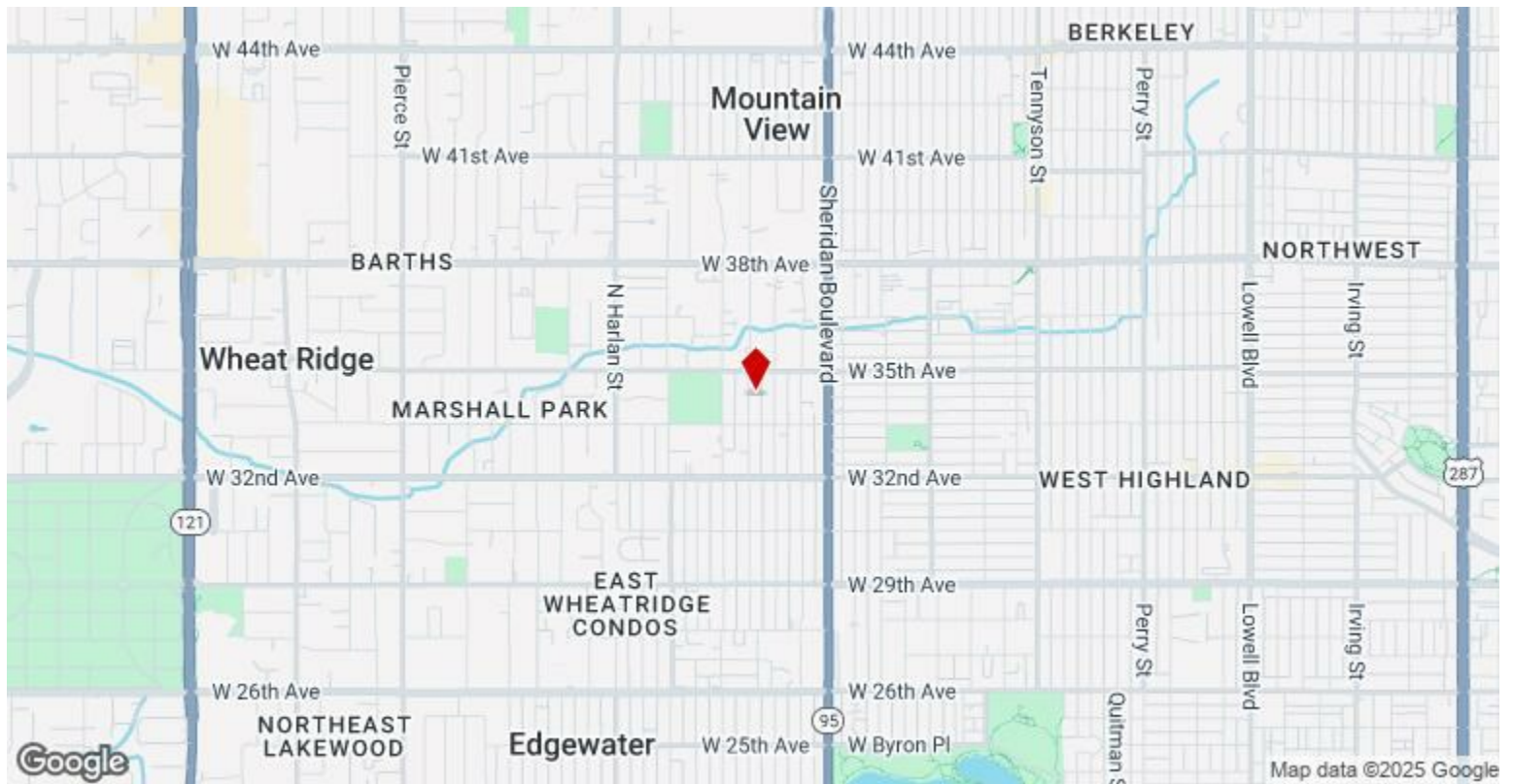
* GREAT 1031 EXCHANGE PROPERTY - \$1,000,000
REMAINING LEASE VALUE *

This 4 bed/5 bath luxury residence with ADU is leased for seven (7) years with a five (5)-year renewal option to an established and thriving sober living homes business. \$1,00,000 remaining lease value. The lease is guaranteed and the property is managed and warranted by the builder, Vertex Homes. A quick walk to the beautiful Panorama park, the property has sweeping views of the mountains and is near amenities, a grocery store, and public transportation. Additional investment opportunity available, please call...

- Luxury property with 500 SF ADU
- Gross income \$12,000 per month; strong tenant with 7- year lease term plus 5-year extension
- 2-car garage and driveway
- The builder leases, manages and warranties the property
- Mountain views
- Close walk to amenities and public transportation



Price:	\$2,100,000
Property Type:	Specialty
Sale Type:	Investment
Cap Rate:	6.56%
Lot Size:	0.14 AC
Gross Building Area:	3,156 SF
No. Stories:	3
Year Built:	2023
Parking Ratio:	0.63/1,000 SF
Zoning Description:	R-1C
APN / Parcel ID:	39-251-14-021
Walk Score ®:	55 (Somewhat Walkable)
Transit Score ®:	37 (Some Transit)



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Property Photos



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