

5231-5233 E 66th Way



Presented By:
Investment Management Group, Inc

5231-5233 E 66th Way, Commerce City, CO 80022



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Property Details

Price: \$799,000

View the full listing here: <https://www.loopnet.com/Listing/5231-5233-E-66th-Way-Commerce-City-CO/33249719/>

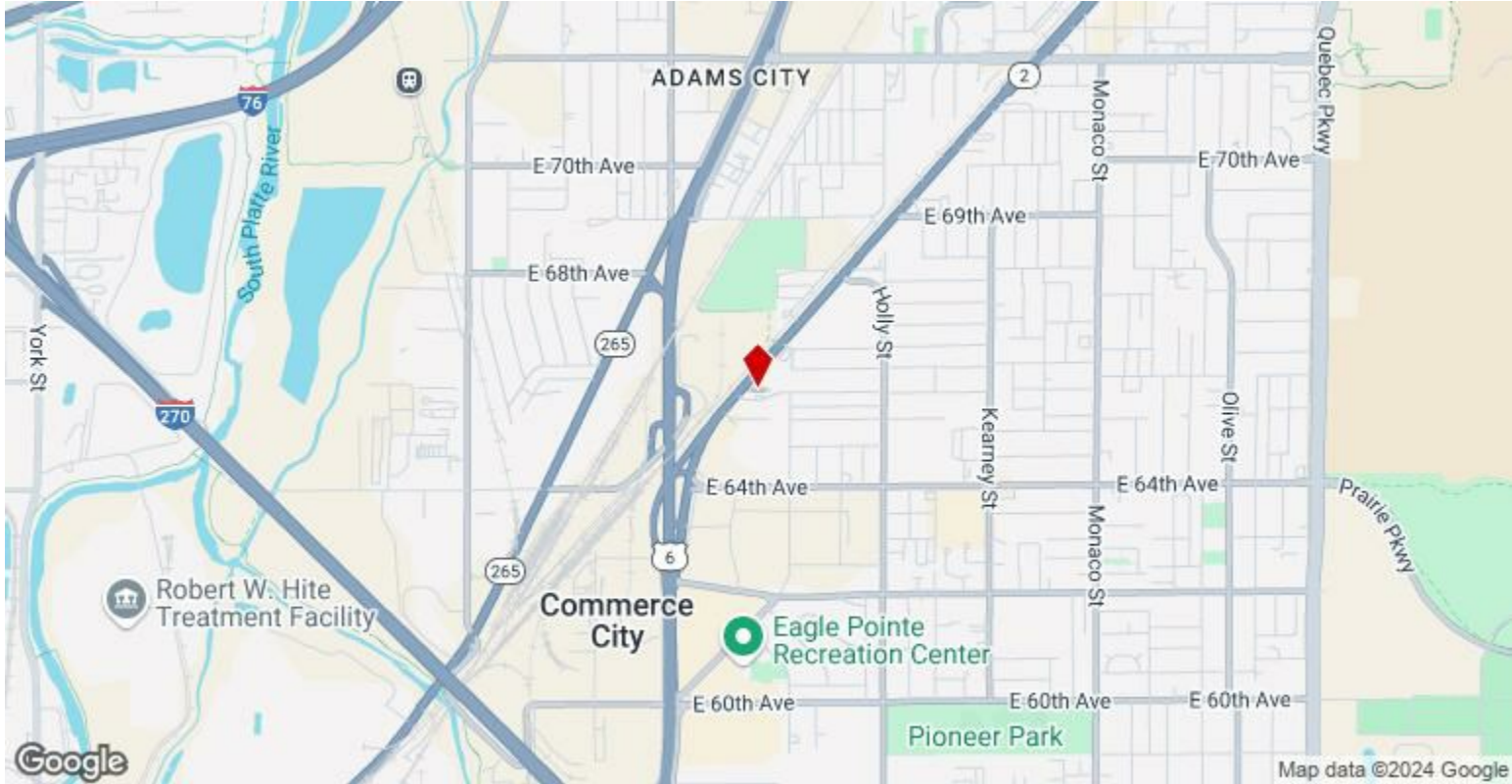
This investment opportunity features two fully leased retail units: an aerobics/nutrition business and a laundromat, both serving the community's needs. With a large lot, ample parking, and space for developing an additional retail units, this property is perfect for investors looking to grow. Interest rates are dropping, and the local demographics align perfectly with the current tenants, offering stability and room to raise rents for higher returns. Alternatively, expand the laundromat or convert the space into a convenience store for even more income potential. Opportunity to purchase the laundromat machines and start your own Laundromat (\$85K). Don't miss out on this great price and cap rate!

Price:	\$799,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	5.44%
Lot Size:	0.42 AC
Gross Leasable Area:	4,310 SF
No. Stories:	1
Year Built:	1958
Tenancy:	Multiple
Parking Ratio:	7.63/1,000 SF
Zoning Description:	C-3
APN / Parcel ID:	1823-06-4-04-044
Walk Score ®:	52 (Somewhat Walkable)

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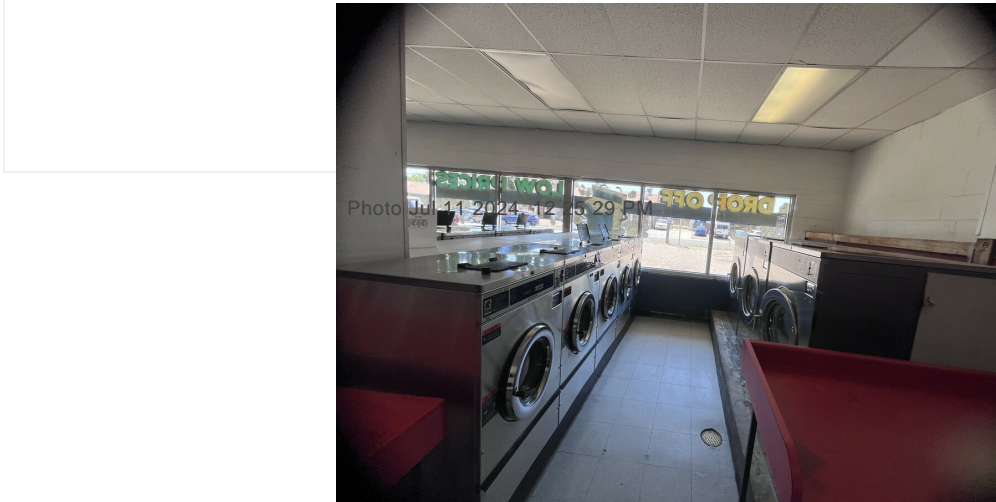
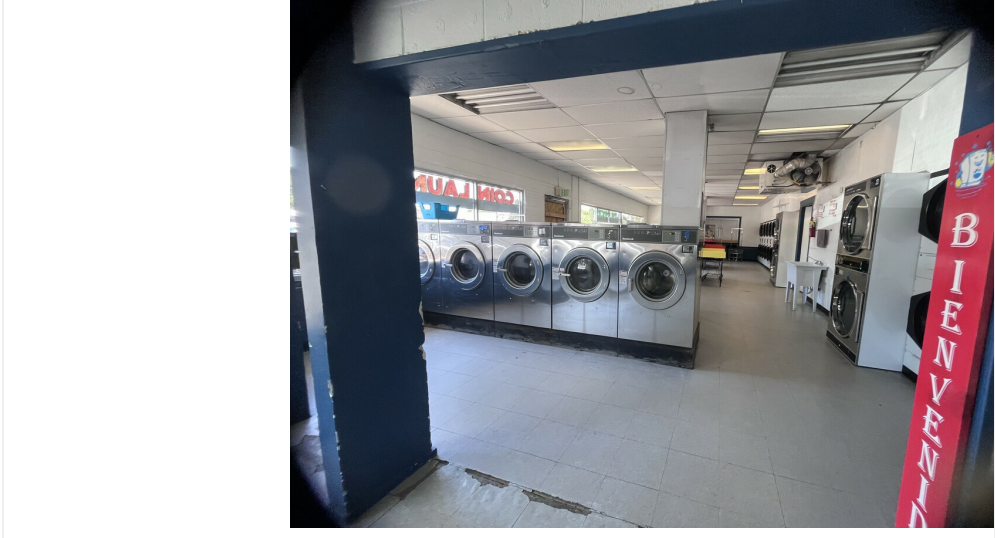
Location



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Property Photos



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