

**\$245,000 Price Drop!**  
**Now \$2,650,000**

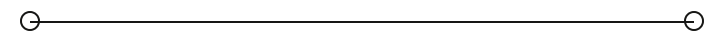


**FOR SALE**

**5715 Fairfax Street**

**FLEX SPACE W/ 3 UNITS**

Commerce City, CO 80022



**PRESENTED BY:**

**BILL REILLY**  
Senior Advisor  
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,650,000
<b>LEASE RATE:</b>	\$11.50 SF(Est. NNN \$5.81)
<b>BUILDING SIZE:</b>	16,574 SF
<b>LOT SIZE:</b>	0.87 Acres
<b>ZONING:</b>	I-2
<b>COMMERCE CITY:</b>	Medium Intensity Industrial
<b>PRICE / SF:</b>	\$159.89

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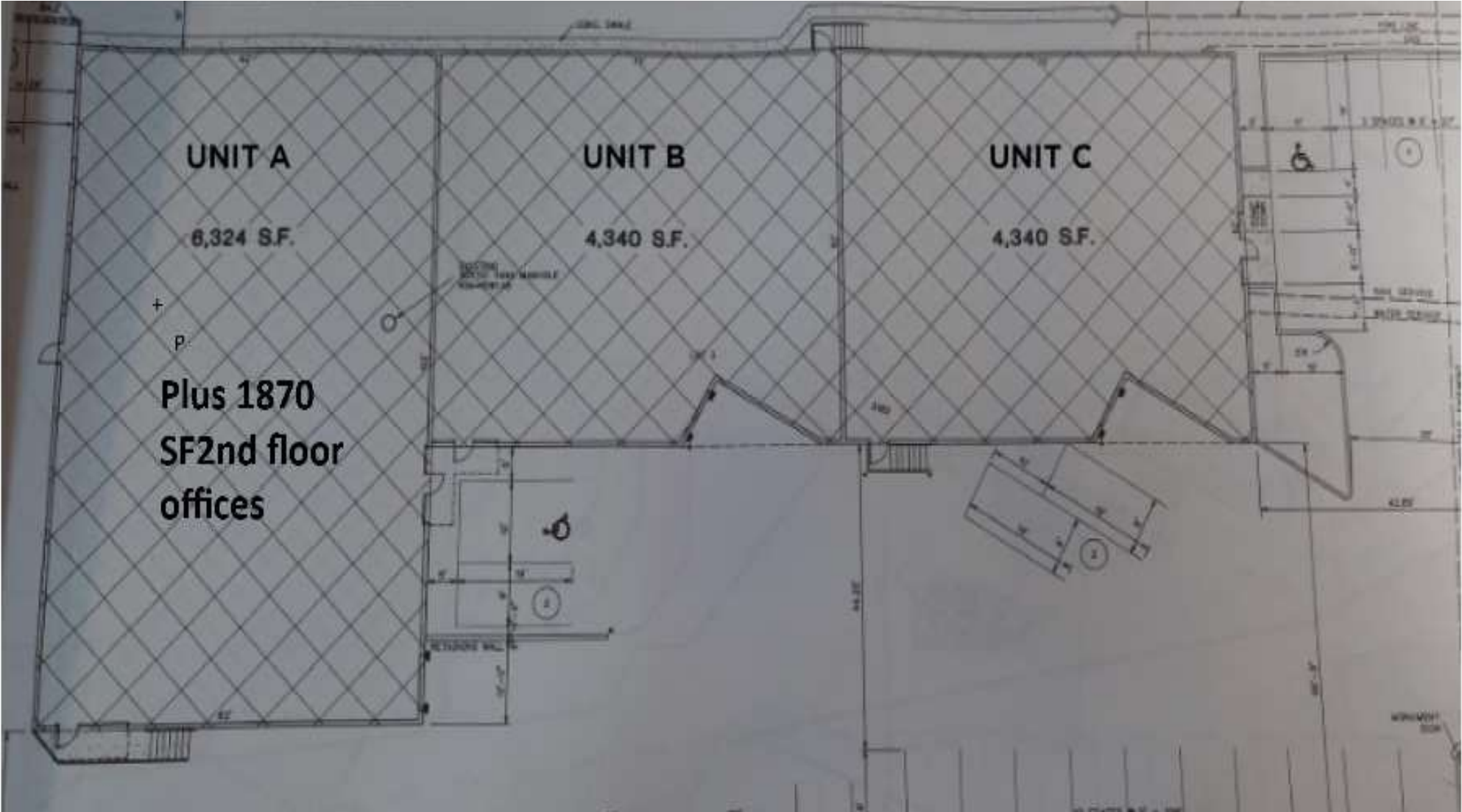
### PROPERTY OVERVIEW

**Motivated Seller!** This property has zoning approval for both marijuana cultivation and a recreational dispensary according to Commerce City Rules and Regulations. It's important to note that according to regulations, a Dispensary must be attached to the grow on this property. Furthermore, the property meets all ADA requirements. However, the buyer must verify all regulations and permitted usage before finalizing any agreements.

### PROPERTY HIGHLIGHTS

- This property consists of three units A, B, & C, all recently became available for lease.
- The property boasts ample power 2,000 AMPs +, which has been upgraded, and the site is fenced, safe, and secure. Grow unit has brand new (2) 20 ton coolers and (1) ten ton cooler. 200 HIV led lights - brand new. New Grow racking. Grow License available and in place.
- Seller may consider offering owner financing with a substantial down payment and favorable payment terms.

**FLOOR PLAN**



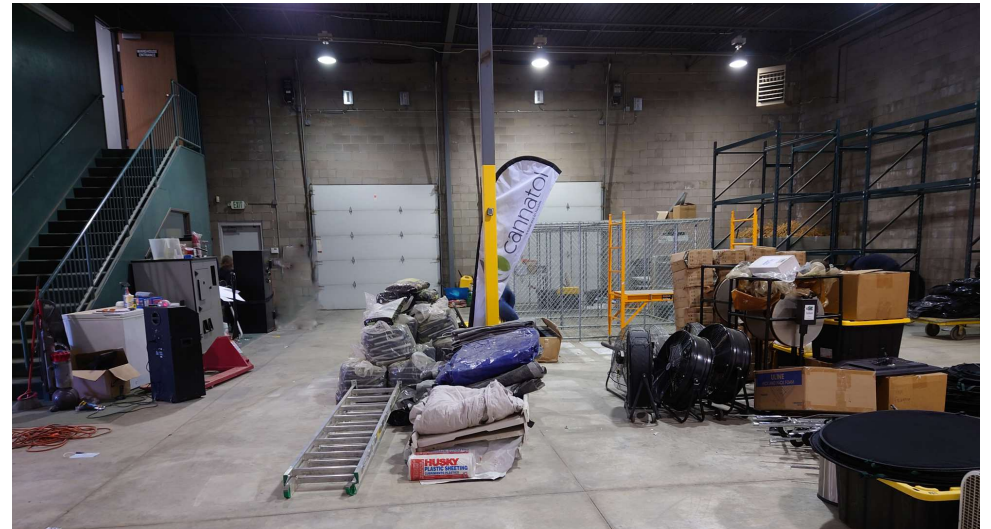
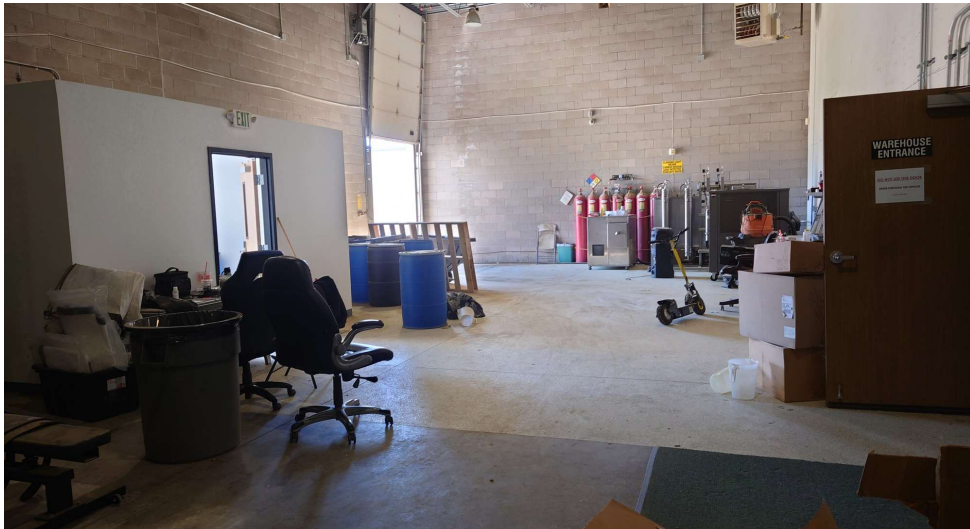
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**UNITS B & C: DISPENSARY FLOOR PLAN/PICS**



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# UNIT A



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## ADDITIONAL PHOTOS



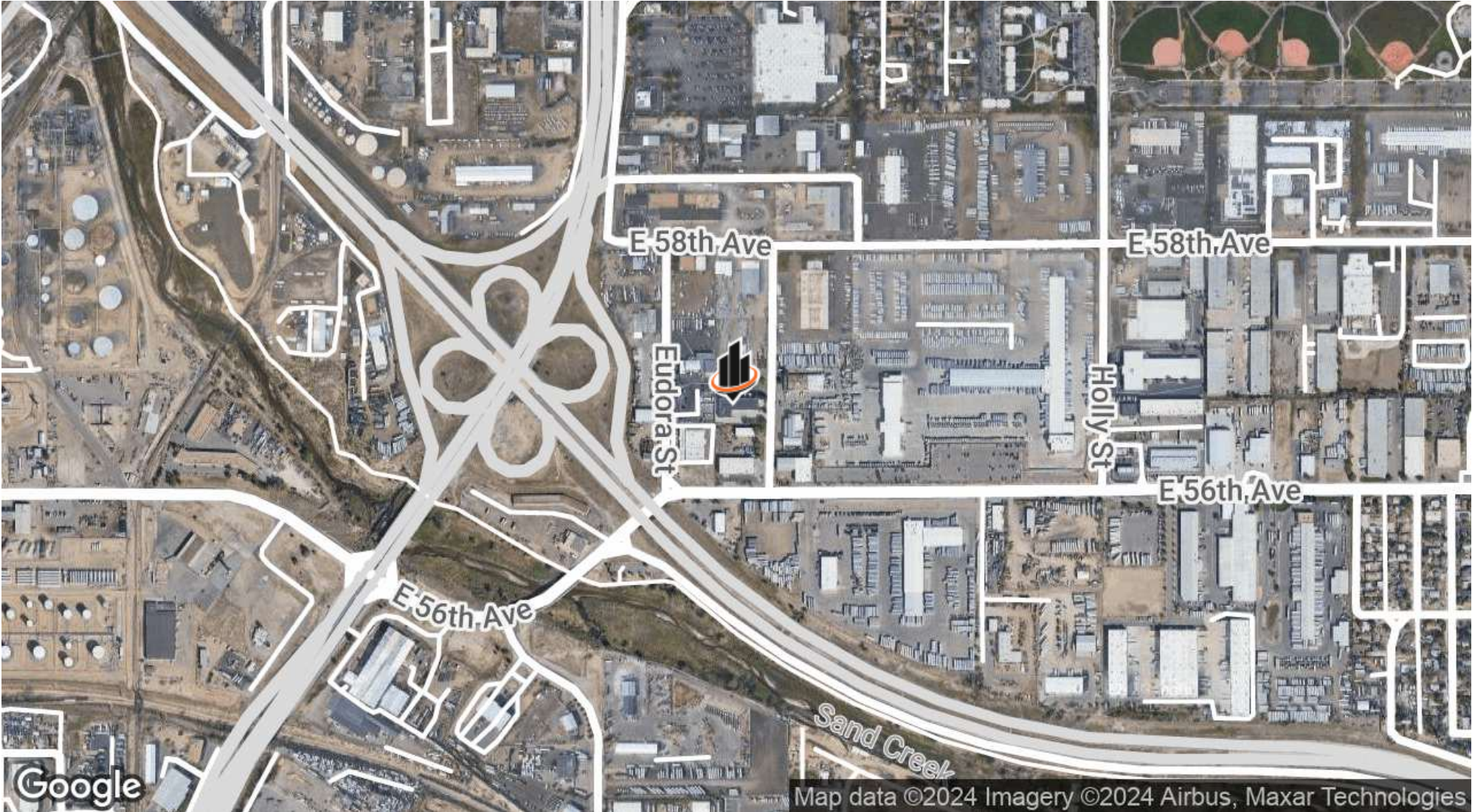
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**LOCATION MAP**



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