

# INVESTMENT PROPERTY FOR SALE



FOR SALE

836 Synthes Avenue  
Monument, CO 80132

## PROPERTY SPECIFICATIONS

LOCATION:

836 Synthes Ave.  
Monument, CO 80132

LOT SIZE:

+/- 1.4 Acres  
Fully Fenced

BUILDING:

4,960 SF

PURCHASE PRICE:

\$1,900,000

CAP RATE:

6.63%

NOI:

\$126,000

ZONING :

LI - Light Industrial

## ! ADDITIONAL INFORMATION

- 7 year NNN lease
- Option to renew (5) years
- Anticipated delivery date: Late Q1 - Q2
- 12' and 14' OHD
- Great long term investment
- Very limited fenced Industrial property in Monument
- Approved for outdoor storage. Extremely rare!
- Flat lot
- Off-site water retention
- Light industrial zoning permits a wide range of uses
- Brand new building

**JASON CASTRO**

President



jason@peakcp.net  
719.759.9935



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907



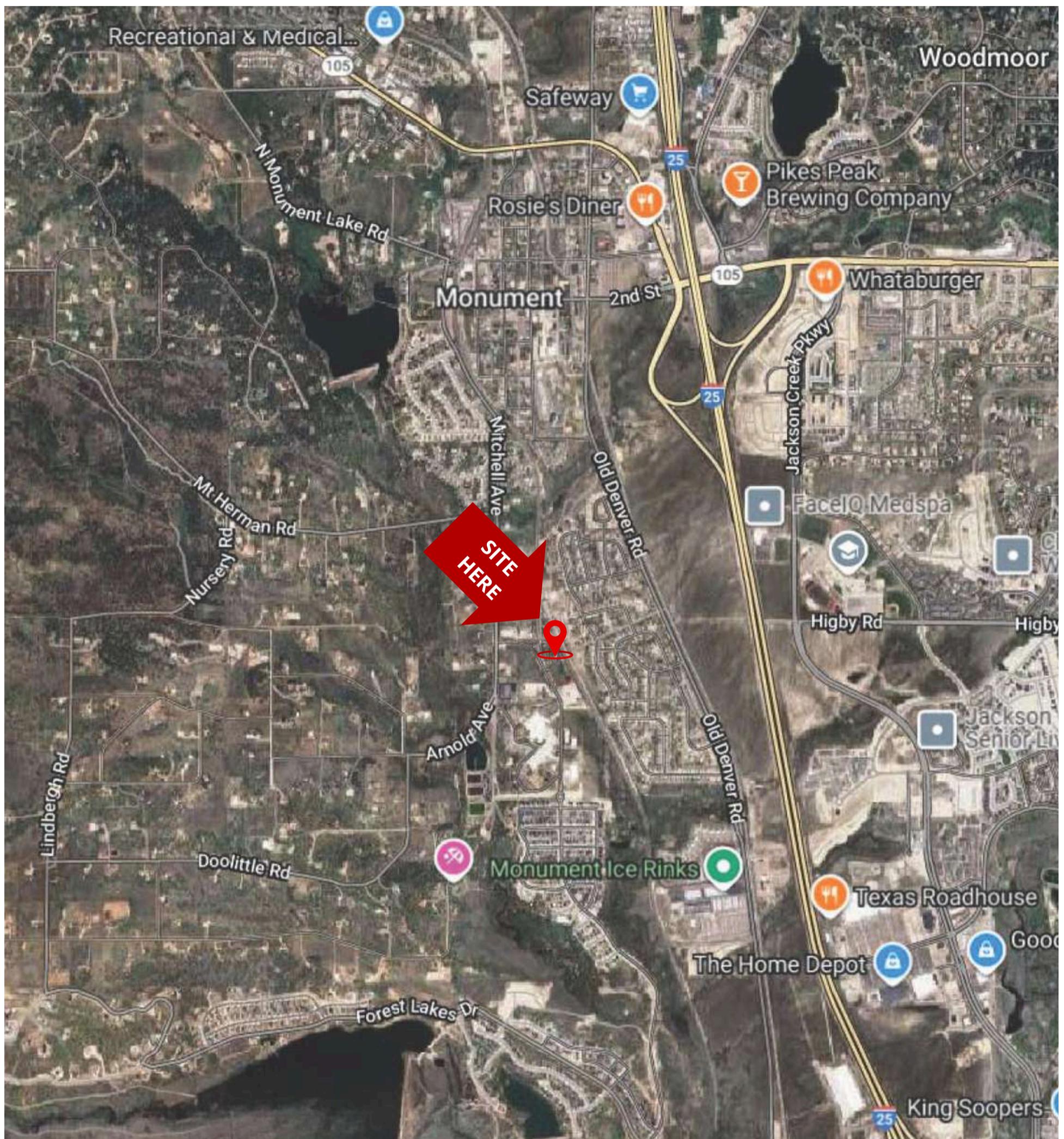
719.227.9987



www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. \*Price, terms, and information are subject to change without notice.

## AERIAL



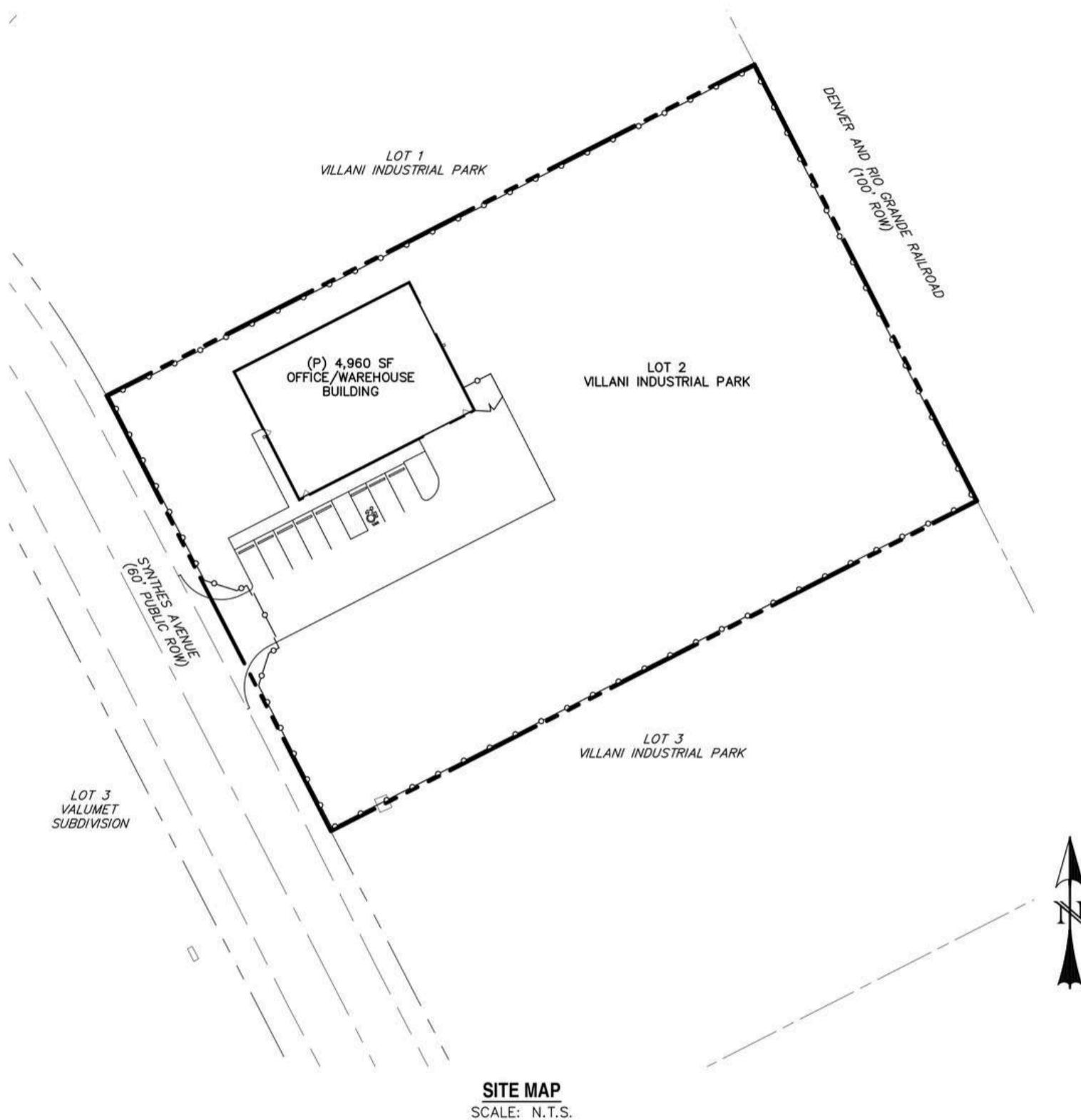
\* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.

# FOR SALE

836 Synthes Avenue  
Monument, CO 80132



## SITE PLAN



\* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



2727 N. Cascade Avenue,  
Suite 127, Colorado Springs, CO 80907



719.227.9987



[www.peakcp.net](http://www.peakcp.net)

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. \*Price, terms, and information are subject to change without notice.