

**220 12TH STREET S.W.  
UNIT 125  
LOVELAND, COLORADO**

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architecture • real estate services • general contracting

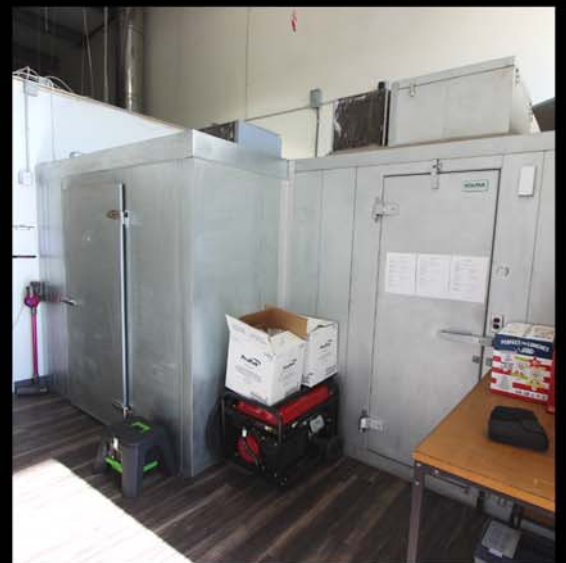


**\$560,000**

**AVAILABLE:** 1,740 SqFt  
Real-estate & Fixtures

**FEATURES:**

Unique investment NNN opportunity to buy fully leased and equipped commissary catering kitchen in Loveland, Colo. This health department-approved commissary commercial kitchen includes fully equipped kitchen with everything needed: walk-in refrigerator and freezer, grease trap, vent hood, double oven, commercial dish washer, new kitchen mini-split AC and more. Long term lease with **6.74%** Cap rate NNN lease w/ yearly escalators and personal guarantee.



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