

# 4540 STATE HWY 67

Florence, CO 81226

FOR SALE



For More Information  
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# OFFERING SUMMARY



## BUILDING SIZE:

16,942 SF



## PRICE:

\$2,950,000



## ZONING:

R-3 High Density Residential



# PROPERTY OVERVIEW



Looking for a hassle-free investment opportunity in multi-family? Look no further than this gem in Florence, CO. Boasting 44 units, this property stands as a beacon of stability where workforce housing is in high demand, evidenced by its impressive 100% occupancy rate and waiting list. Priced at an attractive 8% CAP, this investment promises solid returns from the get-go. With the convenience of onsite property management, maintenance, and cleaning services, the operations run seamlessly, ensuring peace of mind for investors. Impeccably maintained, this property offers immediate cash flow, fulfilling every investor's dream. Additionally, the inclusion of approximately 1 acre of usable land presents exciting possibilities for expansion, whether through the addition of tiny homes or similar housing options. Seize the opportunity to turn your investment dreams into reality!



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