

For Sale

Commercial Building - AURORA, CO

Multi-Tenant Storefront/Retail



PROPERTY OVERVIEW

PROPERTY ADDRESS	10101-10139 E Colfax Ave, Aurora, CO 80010
PURCHASE PRICE	\$2,649,000
CAP RATE	7.12%
TOTAL BUILDING SF	13,355 sf

INVESTMENT HIGHLIGHTS

Easy to manage tenant-mix

100% Leased below market rate with annual increases on all 5 tenants

Year Built : 1953

Zoning OA-MS (formerly B-2 Commercial / Retail)

Site Size : 16,960 SF

Parking Spaces : 26 (2.36 Spaces per 1,000 SF Leased)

Frontage : 157 FT on E Colfax Ave

Recent Capital Improvements over \$400,000

- The Adult Day Care/ Event Center (10101 E Colfax Ave) is entirely remodeled
- New A/C Units
- Parking Lot has been redeveloped and fenced
- New Trash dumpsters

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