



ANB Bank Ground Lease

(Subleased to Advanced Urgent Care & Occupational Medicine)

CENTENNIAL (DENVER), COLORADO



Subject Property



PURCHASE PRICE: **\$2,160,000**



CAP RATE: **7.50%**



Abs. NNN Ground Lease
Clean Surrender Language



Priced Below Bldg Value
With In-Place Cashflow



Affluent Denver Suburb
\$155K Average HH Income

Offered Exclusively By:

Chris Adams

Vice President

CO License #EA.100084760



CLICK HERE TO VIEW FULL OFFERING MEMORANDUM