



Offered
Exclusively By

BROKERAGE TEAM

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Subject Property

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and

building of a multi-tenant property located in Cañon City, Colorado. The property consists of 1.57 acres and a one-story, 13,721 square foot building constructed in 2003, positioned directly off US Highway 50 with traffic counts of nearly 22,000 vehicles per day and surrounding national and local tenancy.

Current tenants include Centura Health (CommonSpirit), China Garden Restaurant, and American Medical Response. The asset also includes 1,931 square feet of vacant space, providing a value-add component. All three tenants have occupied the property for more than 10 years and two of the leases include 2% and 3% annual rent increases. Recent capital and leasing activity includes a new roof installed in October 2023, more than \$80,000 in tenant improvements, and a recent 5-year lease extension with Centura/CommonSpirit.



\$2,599,000
Offering Price



8.07%
Cap Rate