

FREESTANDING OFFICE WAREHOUSE FOR SALE

258 E. 5th Street, Nederland, CO 80903



SINGLE TENANT INVESTMENT PROPERTY

PROPERTY DETAILS

ASKING PRICE: \$1,113,945 (\$280/sf)

CAP RATE: 8.0%

NOI: \$89,115

BUILDING GLA: 3,973 SF

YOC: 2016 (renovated 2022)

SITE: .36 acres

ZONING: General Commercial

OCCUPANCY: 100%

- Absolute net single tenant lease - Tenant pays maintenance, insurance and taxes.
- 8 years remaining term with 3% annual escalations.
- Use - Cannabis cultivation facility
- 675 amps power and four 2-ton HVAC units
- This unique opportunity is located in the bustling community of Nederland, Colorado in western Boulder County. This town of approximately 1,500 residents gets its humble roots from mining. It's a short drive to both Boulder and Denver with convenient access to skiing, mountain biking, hiking, and camping with many access points to the Continental Divide.

VISION PROPERTIES, LLC 7261 South Broadway, Suite 14L Littleton, CO 80122 www.visioncommercial.net



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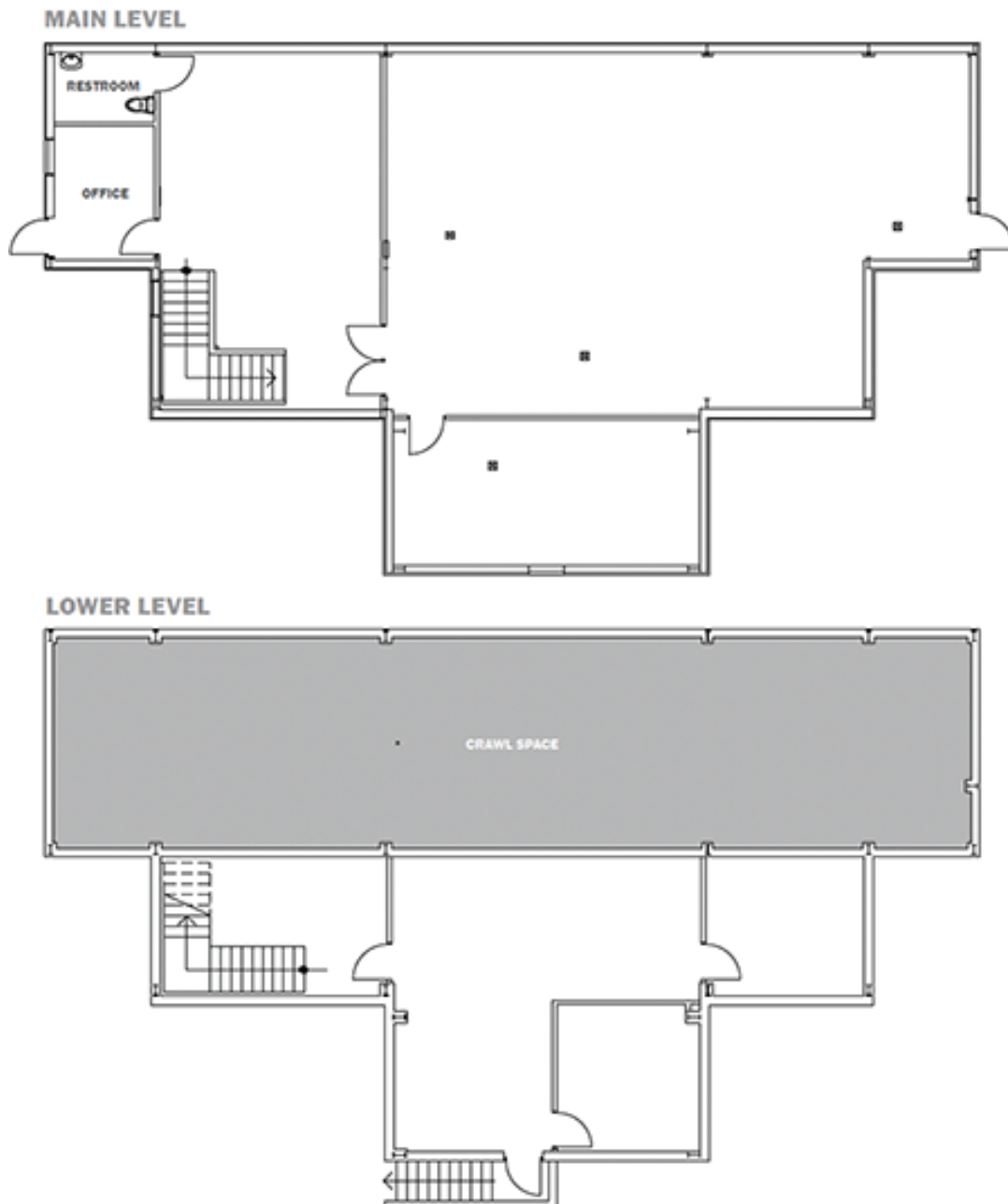
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FLOOR PLAN



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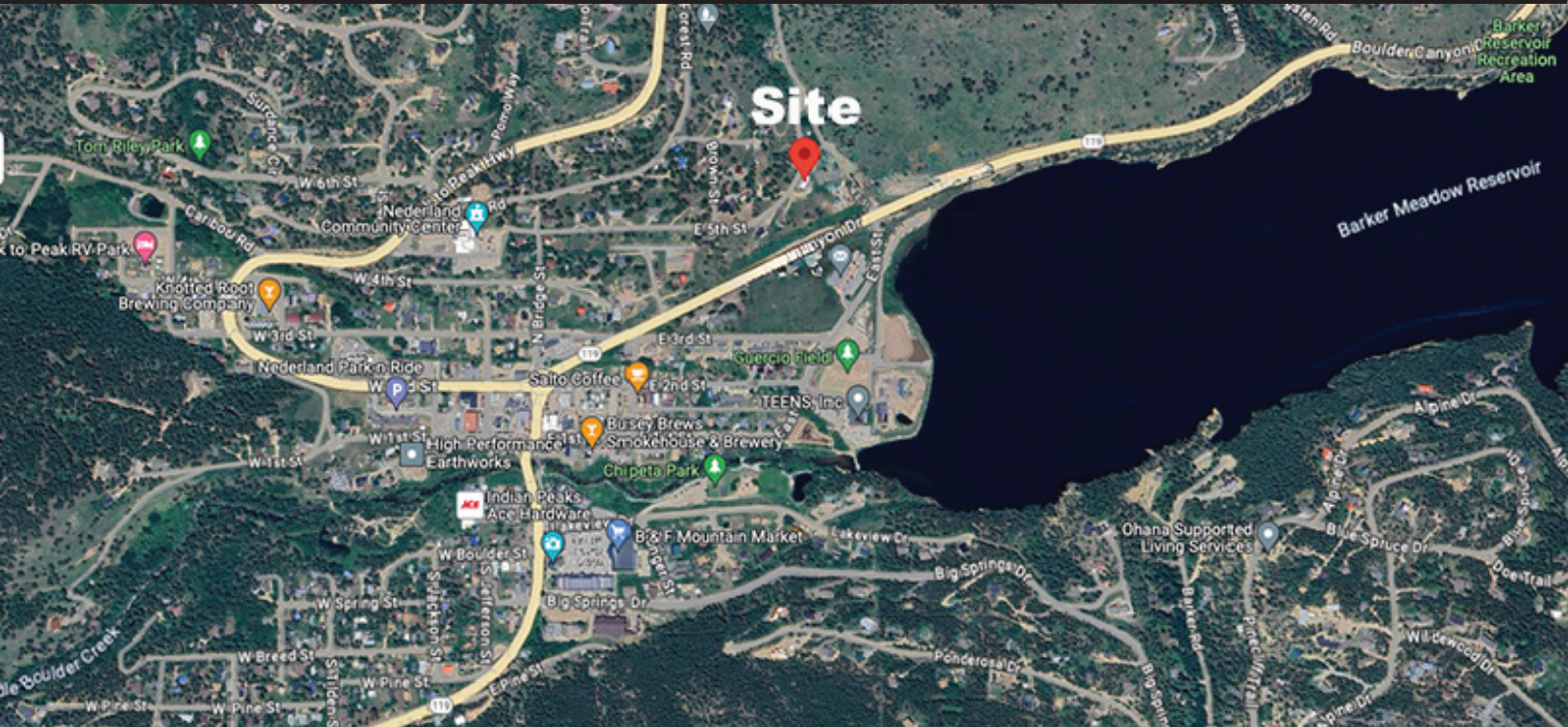
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