

INVESTMENT PROPERTY FOR SALE



FOR SALE

836 Synthes Avenue
Monument, CO 80132

PROPERTY SPECIFICATIONS

 **LOCATION:** 836 Synthes Ave.
Monument, CO 80132

 **LOT SIZE:** +/- 1.4 Acres
Fully Fenced

BUILDING: 4,960 Sf

 **PURCHASE PRICE:** \$1,900,000

CAP RATE: 6.63%

NOI: \$126,000

 **ZONING :** LI - Light Industrial

! ADDITIONAL INFORMATION

- 7 year NNN lease
- 4% annual increases
- Option to renew (5) years
- 12' and 14' OHD
- Great long term investment
- Very limited fenced Industrial property in Monument
- Approved for outdoor storage. Extremely rare!
- Flat lot
- Off-site water retention
- Light industrial zoning permits a wide range of uses
- Brand new building

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President



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 2727 N. Cascade Avenue,
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 www.peakcp.net

Peak Commercial Properties believes information contained herein, while not guaranteed, is from sources they believe reliable. *Price, terms, and information are subject to change without notice.

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EXTERIOR PHOTOS



* The particulars, details and visuals shown herein are intended to give a general idea of the property. As such, they are not to be relied upon as statements of fact.



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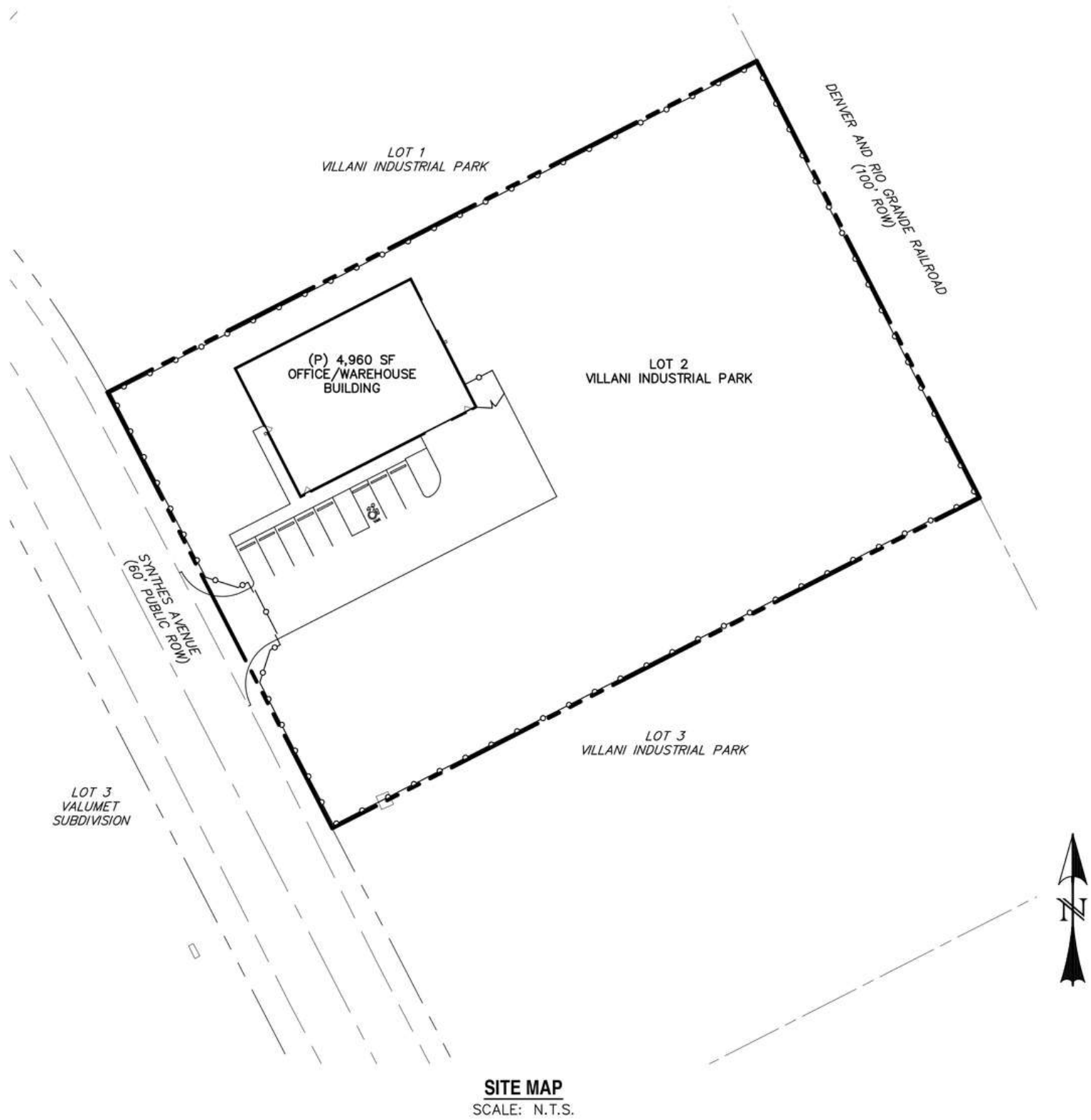
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SITE PLAN



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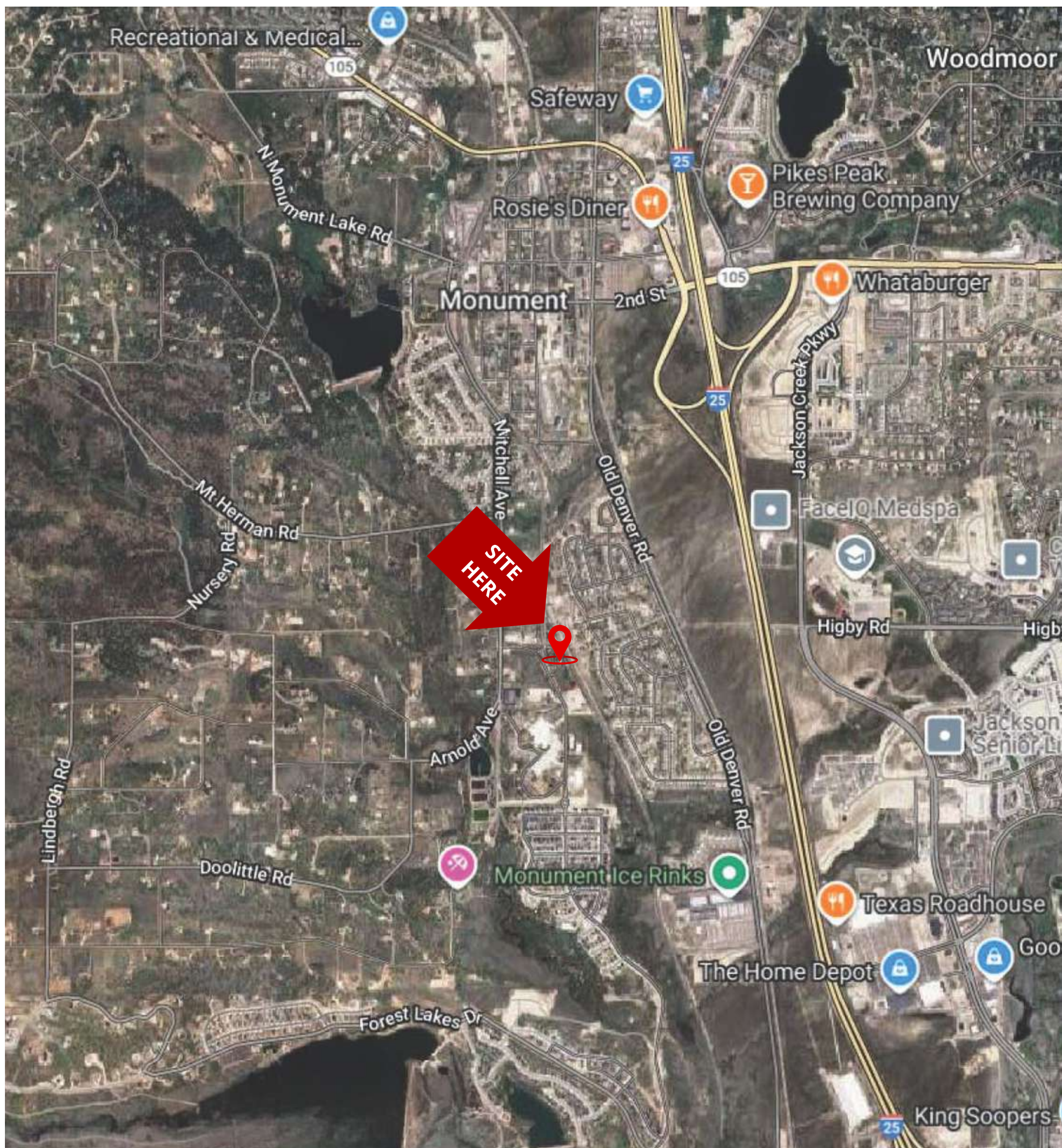
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AERIAL



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