

**913 N Corona St**  
Denver, CO 80218

# INVESTMENT PROPERTY FOR SALE

OFFERED AT

**\$1,100,000**

## FEATURES

- 2 Retail Units
- Fully Leased
- 8 Years Remain
- 6.1% Cap Rate

## CONTACT

970-279-3100

Corinna Hooper  
Mosaic Realty

**OWNER FINANCING AVAILABLE!**

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- 3624 sq ft, with two car detached garage
- Split into two units:
  - Unit 1 leased at \$38052/yr NNN, lease ends June 2034
  - Unit 2 leased at \$29140/yr NNN, lease ends June 2034
- 3% increases yearly
- Current cap rate is 6.1%, within 3 years, cap rate will be 6.7%
- High traffic location in the heart of Capitol Hill, Denver



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- **Built in 1891**
- **Lot size: 4,170 sq ft**
- **Zoning: B2**
- **Demographics**
  - **Population:**
    - **2 mile: 135,657**
    - **5 mile: 524,783**
    - **10 mile: 1,479,825**
  - **Income**
    - **2 mile: \$111,771**
    - **5 mile: \$112,924**
    - **10 mile: \$101,951**

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