

PRICE REDUCED | MOTIVATED SELLER

SALE

1762 N. Denver Ave.

INVESTMENT OR OWNER/USER

Fort Lupton, CO 80621

PRESENTED BY:

ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$900,000
LOT SIZE:	28,314 SF
BUILDING SIZE:	4,452 SF
NOI:	\$60,000
CAP RATE:	6.67%

ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

1762 N. DENVER AVE. | 1762 North Denver Avenue Fort Lupton, CO 80621

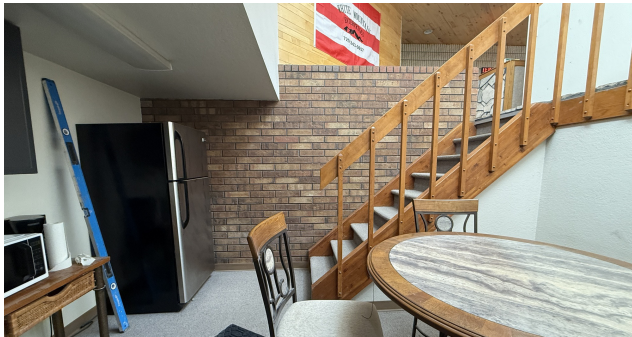
PROPERTY DESCRIPTION

Introducing an exceptional investment or owner/user opportunity in Fort Lupton, CO, this fully occupied 4,452 SF industrial/flex space, built in 1910/1982 along with a mini-warehouse on the property, is a prime choice for savvy investors. The current Tenant's lease is month-to-month and can be terminated for any owner/user interested in this property. Zoned C-3 (Business Commercial), this property offers a solid foundation for diverse business operations. With 100% occupancy, this value-add property with below market rents presents a secure income stream and long-term potential. Located in a thriving area, this property is well-positioned for continued growth and success. Don't miss out on this turnkey investment in a high-demand market.

PROPERTY HIGHLIGHTS

- 4,452 SF industrial/flex space (1,092sf office)
- Zoned C-3 (Business Commercial)
- Long-term Tenant has month-to-month lease
- Vehicle service pit in attached warehouse
- Secured yard for outdoor storage
- Located in Colorado Enterprise Zone

OFFICE



ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

1762 N. DENVER AVE. | 1762 North Denver Avenue Fort Lupton, CO 80621

SVN | DENVER COMMERCIAL 3

WAREHOUSE



ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

1762 N. DENVER AVE. | 1762 North Denver Avenue Fort Lupton, CO 80621

SVN | DENVER COMMERCIAL 4

OUTDOOR STORAGE



ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

1762 N. DENVER AVE. | 1762 North Denver Avenue Fort Lupton, CO 80621

SVN | DENVER COMMERCIAL

SITE PLAN

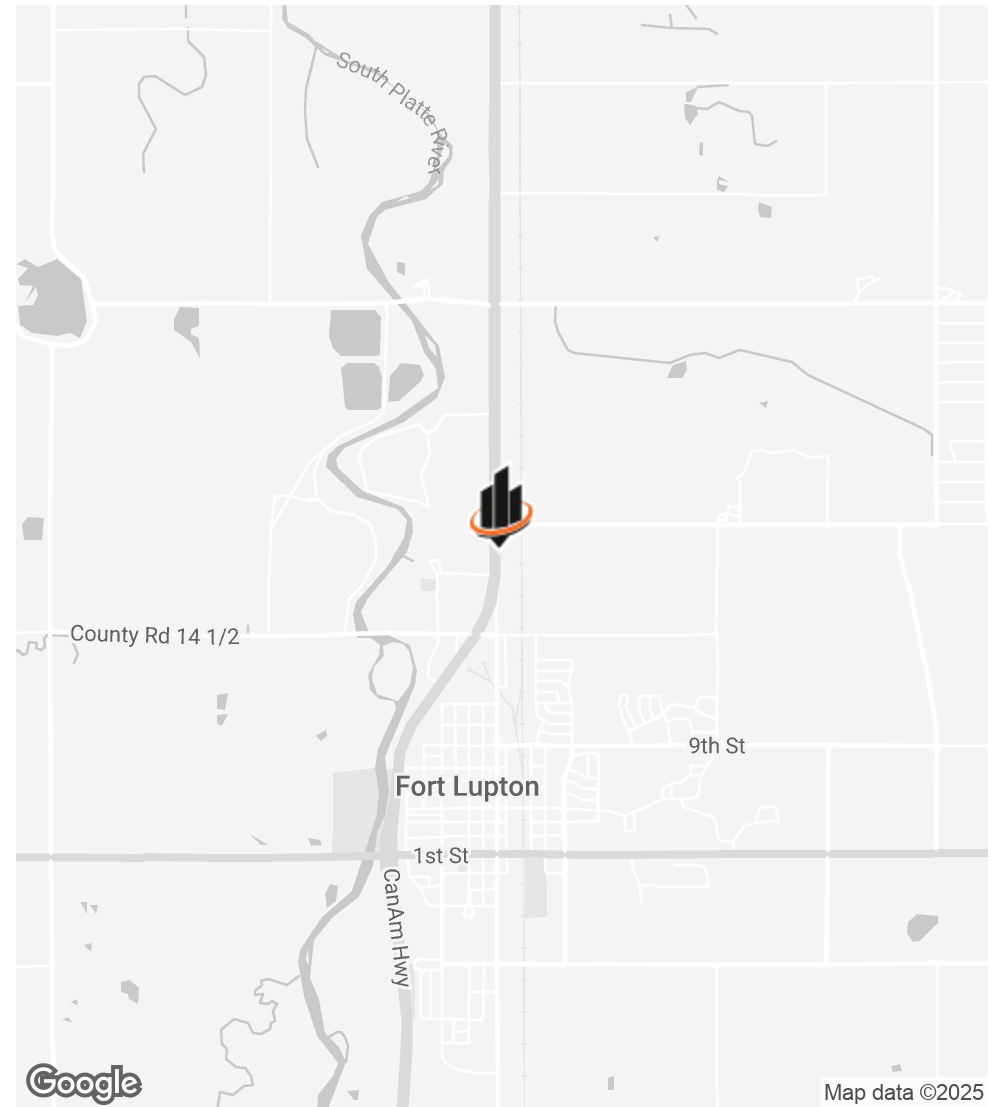
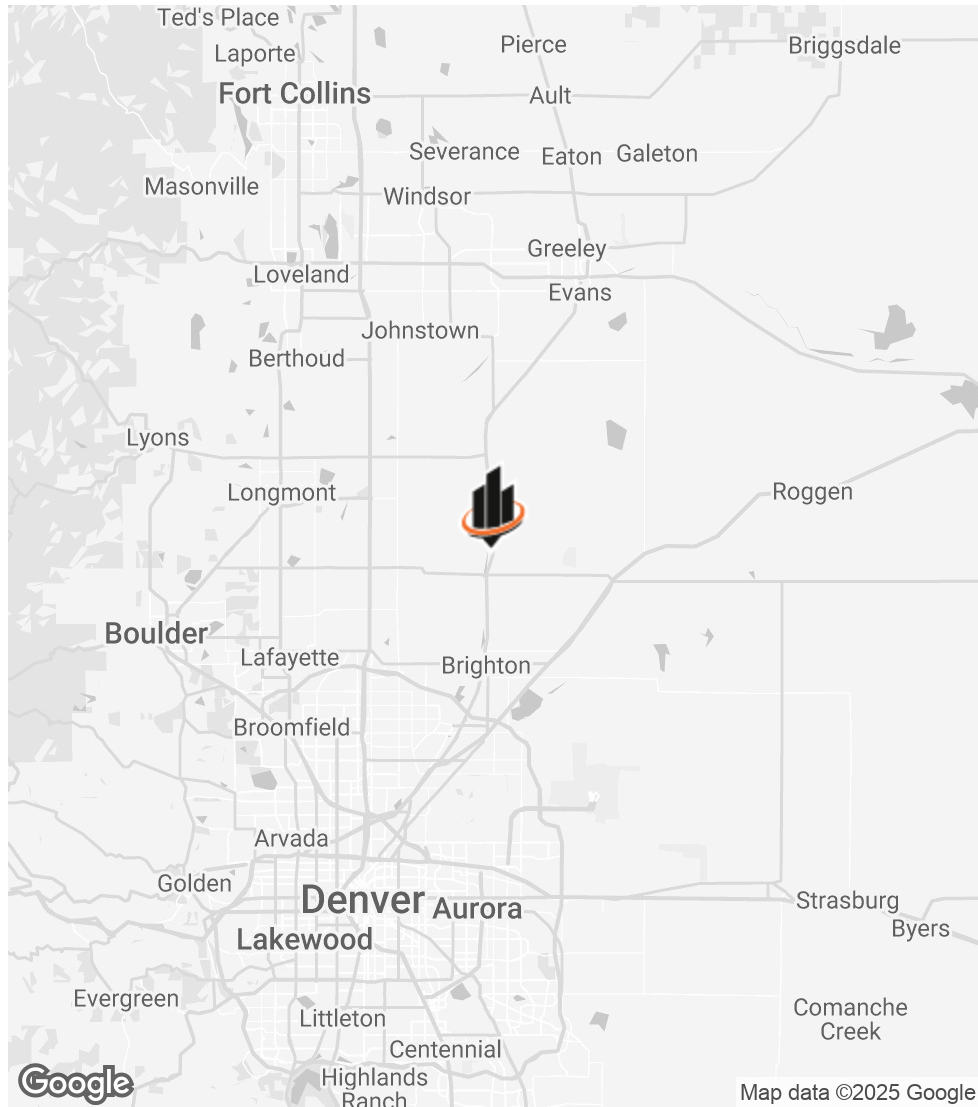


ELIZABETH M. LEDER, ESQ.

O: 720.575.9109

liz.leder@svn.com

LOCATION MAP



ELIZABETH M. LEDER, ESQ.

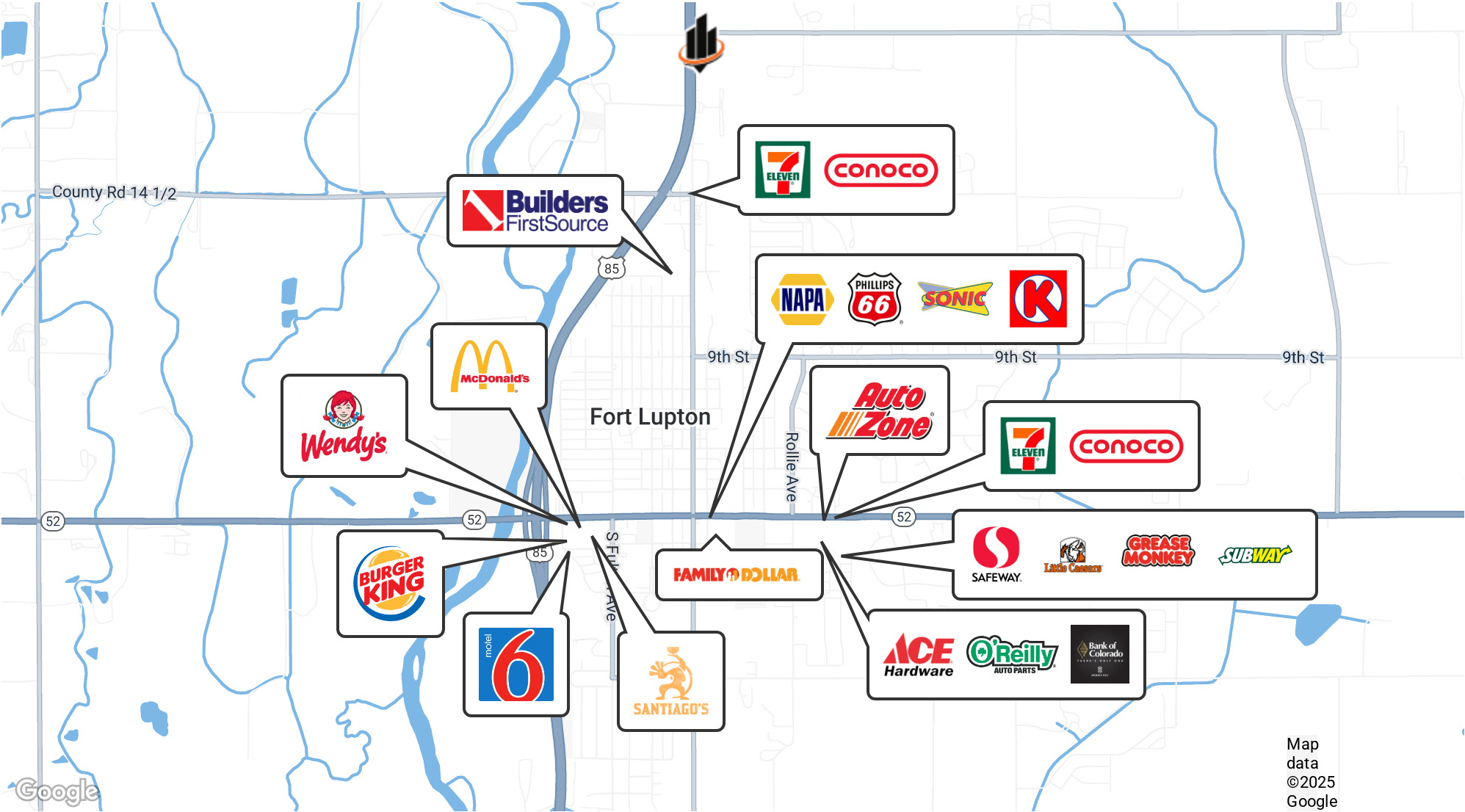
O: 720.575.9109

liz.leder@svn.com

1762 N. DENVER AVE. | 1762 North Denver Avenue Fort Lupton, CO 80621

SVN | DENVER COMMERCIAL

RETAILER MAP



ELIZABETH M. LEDER, ESQ.

O: 720.575.9109
liz.leder@svn.com



PRESENTED BY:

Elizabeth M. Leder,
Esq.

O: 720.575.9109
liz.leder@svn.com