



## Owner/User Opportunity with Income

# Sale Price: \$1,780,000 (\$118/SF)

### Property Features:

<b>Building Size:</b>	15,029 SF
<b>Warehouse:</b>	10,029 SF
<b>Office:</b>	5,000 SF
<b>Lot Size:</b>	35,719 SF
<b>Power:</b>	400A/220V
<b>Zoning:</b>	I-A

### Property Highlights:

- Easy access to I-25 from Mississippi Avenue
- Three 10' x 12' drive-in doors with 18' ceilings
- Large fenced-in paved yard



Population

1 mile	14,824
3 mile	195,966
5 mile	508,965



Households

1 mile	5,359
3 mile	83,859
5 mile	233,132



Average HH Income

1 mile	\$67,119
3 mile	\$78,541
5 mile	\$82,608

For more information, please contact:

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Want to know your property's value? Call Dallas Sandberg or Jeff Johnson.



Tenant	SF	Expiration	Annual Base Rent	Annual PSF	Expense Reimburse	Annual PSF	Total	PSF
Warehouse Tenant	2,000	MTM	\$30,000	\$15.00 psf*	\$0	\$0.00 psf	\$30,000	\$15.00 psf
Used Car Sales Tenant	600	MTM	\$24,000	\$40.00 psf**	\$0	\$0.00 psf	\$24,000	\$40.00 psf
Vacant	12,429	N/A	\$0	\$0.00 psf	\$0	\$0.00 psf	\$0	\$0.00 psf
<b>Subtotals</b>	<b>15,029 sf</b>		<b>\$54,000</b>		<b>\$0</b>		<b>\$54,000</b>	<b>\$3.59 /sf</b>
Vacancy Factor (0.00%)							\$0	\$0.00 /sf
<b>Effective Gross Revenue</b>							<b>\$54,000</b>	<b>\$3.59 /sf</b>

\*Cold storage not included in PSF calculation

\*\*PSF only accounts for leased building space. Tenant also uses large amount of parking lot for car storage.



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