



3072 EVERGREEN PARKWAY Evergreen, Colorado 80439



PROPERTY FEATURES

- Great investment opportunity
- Most suites with patio or deck
- Excellent visibility from Evergreen Parkway
- Easy access to I-70 via Evergreen Parkway

BUILDING SPECIFICATIONS

Sale Price:	Investment	\$737,000
Building Size (County):		6,691 SF with 1,410 SF basement
Building RSF:		5,421 RSF
Available RSF:		715 RSF
Year Built:		1997
Stories:		2
Fire Sprinkler System:		Yes
Municipal Water & Sewer:		Yes

FOR MORE INFORMATION CONTACT:

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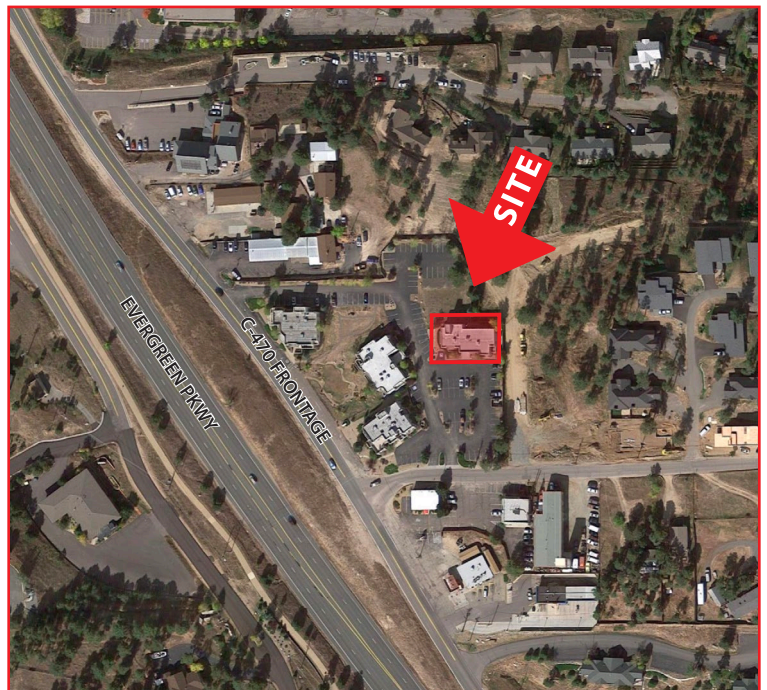
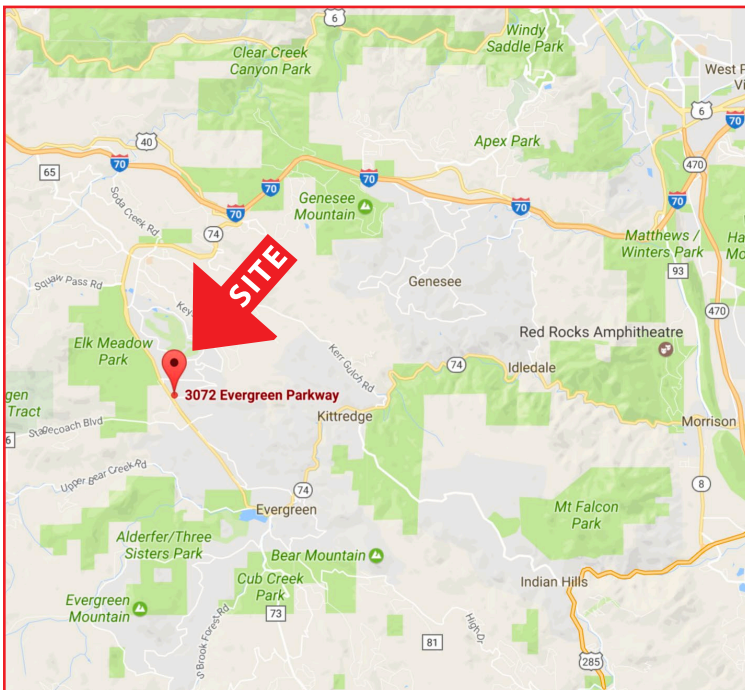
RENÉE SPICER

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INVESTMENT INFORMATION

Number of Tenants:	4
Vacant Suite (13.2% Vacancy):	1
Annual Current Revenue:	\$90,012
Annual Operating Expenses:	\$31,000
Net Operating Income:	\$59,012
Current Cap Rate:	8.0%



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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