

Acquire

WORLD CLASS REAL ESTATE SERVICES

976 W. DILLON ROAD
LOUISVILLE, COLORADO

SALE PRICE: \$1,525,000 (\$242.00/RSF)

Long-Term,
Creditworthy
Tenants
Investment
For Sale



**Phenomenal
Investment
Opportunity
for a 1031
Exchange**

CALL
PAIGE COKER HEIMAN,
CCIM

EMAIL: INFO@INSIDEACQUIRE.COM

P: 303.448.1400

F: 303.998.1400

WWW.INSIDEACQUIRE.COM

1400 FOLSOM STREET, SUITE 201

BOULDER, CO 80302

Information contained herein, while not guaranteed, is from sources we believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

976 W. Dillon Road, Louisville, Colorado
Sale Price: \$1,525,000

An excellent opportunity to purchase this high profile, Louisville retail building. Terrific signage on McCaslin Boulevard and ample parking. Existing long-term creditworthy tenants are FedEx Office and Rock Barbers. Ideal property for a 1031 Buyer. Very visible, high traffic location with close proximity to numerous hotels and Monarch High School. Please call Listing Broker to set up showings.

Size:	6,300 RSF
Sale Price:	\$1,525,000 (\$242/RSF)
NOI:	\$95,960
Cap Rate:	6.29%
Tenants:	FedEx Office and Rock Barbers
Parking:	4.5 spaces per 1,000/RSF
Operating Expenses:	\$8.50/RSF, excluding utilities and janitorial
City/County:	Louisville/Boulder
Zoning:	P-C, City of Louisville
Year Built:	2000

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BUILDING FLOOR PLANS



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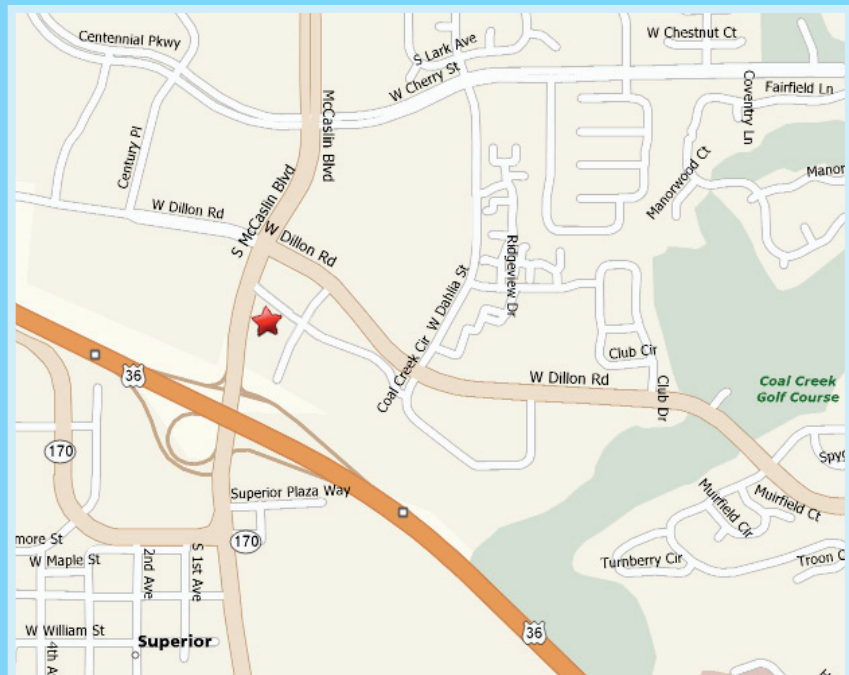
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