

1510 44TH ST EVANS, CO 80620

OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



8,800 SF Industrial/Flex
2 Buildings - 4,400 SF each



66,165 SF (1.52 acre) Site
with Huge Fenced Yard



Sale Price: \$1,738,114 (\$197.51/SF)
Cap Rate: 7%



100% Leased - 2 Tenants



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The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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CONTACT

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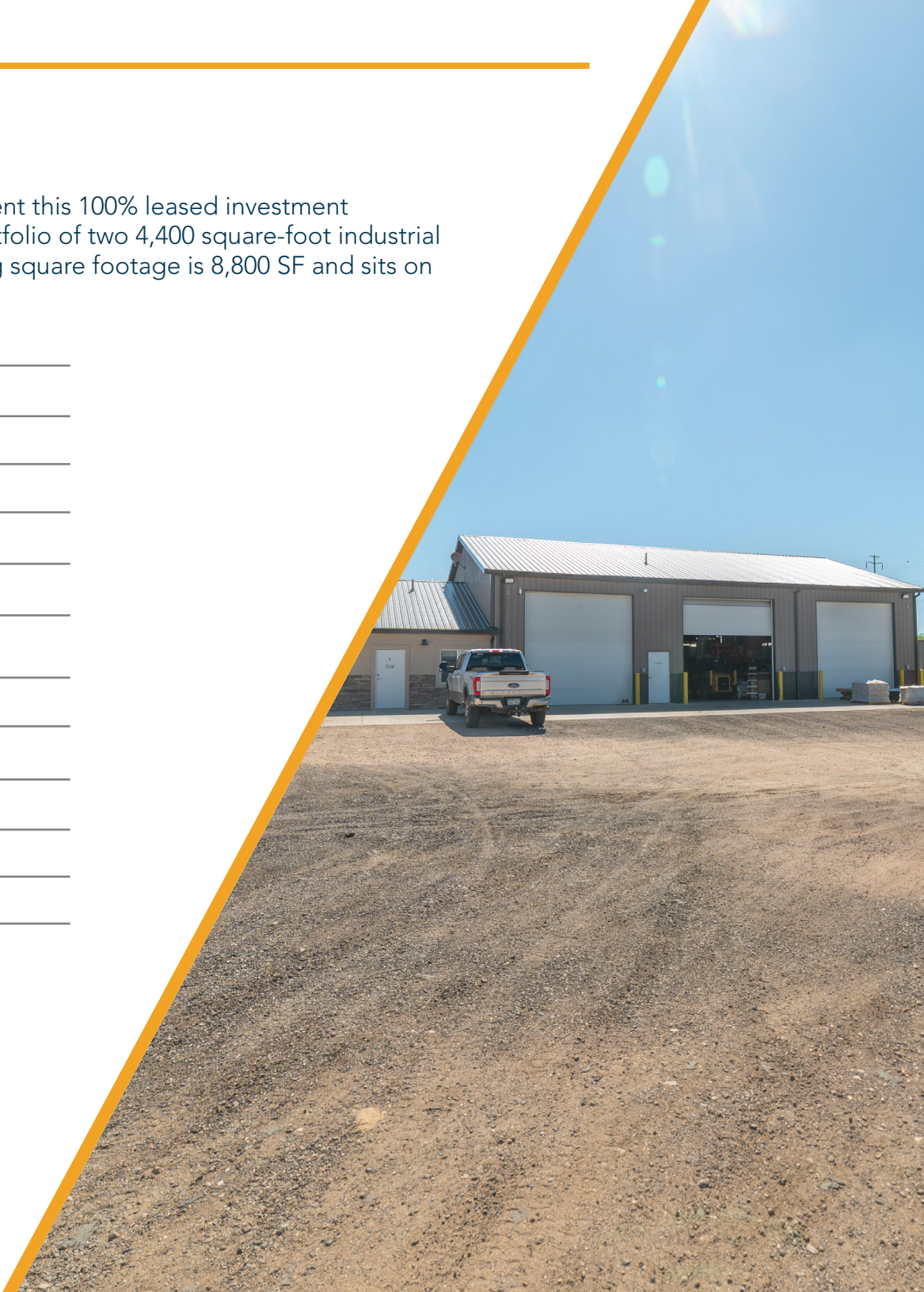
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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate and Hub Real Estate are pleased to present this 100% leased investment opportunity in Evans, Colorado. This property consists of a portfolio of two 4,400 square-foot industrial buildings, each with (3) 14-ft overhead doors. The total building square footage is 8,800 SF and sits on 1.52 acres with a fully fenced yard.

Price:	\$1,738,114
Price/SF:	\$197.51/SF
In Place NOI:	\$121,668
Address:	1510 44th St., Evans, CO 80620
County:	Weld County
Parcels:	096130402034 096130402035
Zoning:	I-1(Light Industrial)
Site Square Footage:	66,165 SF (1.52 Acres)
Building Square Footage:	8,800 SF (2 Buildings - 4,400 SF)
Tenant Count:	2
OH Doors	(6) 14ft Overhead Doors





REGIONAL MAP



NEIGHBORHOOD MAP



1510 44TH ST EVANS, CO 80634



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