

MIN

For Lease State-of-the-Art Auto Repair Facility

# 152 W. Rafferty Gardens Avenue

#### Littleton, Colorado 80120 Property Overview

- Recently constructed 18,132 SF auto service center in ideal S. Broadway location available for lease
- Building features 17 auto service bays, second floor storage area, parking for 45 cars, and a waste oil burner heating
- Air & oil line drops are located in between all bays
- Situated on S. Broadway in "Dealership Row" offers excellent exposure to high daily traffic volumes
- Several top rated car dealerships within close proximity
- Strong growth in area population and demographics

# Lease Rate: \$25,000/month NNN

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### **Property Facts**

Building Size:	18,132 SF
Lot Size:	1.03 AC (45,045 SF)
Year Built:	2017

# For more information:

#### Jake Malman

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#### Sandy Feld

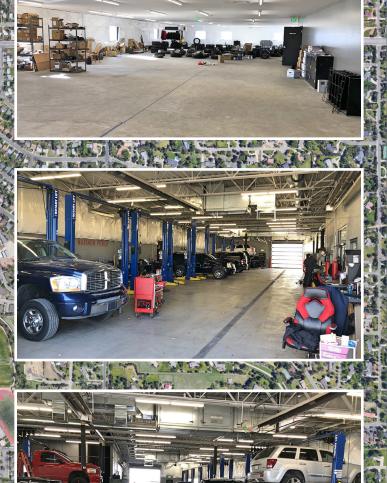
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# Office For Lease 152 Rafferty Gardens Ave Littleton, Colorado





Traffic Counts	Vehicles/Day
S. Broadway @ W. Powers Ave	39,000
E. Belleview Ave @ S. Broadway	35,000
E. Littleton Blvd @ S. Broadway	4,000
*Source: LandVision	

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