SVN
DENVER COMMERCIAL

655 ACADEMY COURT

WINDSOR, CO 80550

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Property Summary

OFFERING SUMMARY

Sale Price:	$2,400,000
Cap Rate:	6.4%
NOI:	$153,970
Lot Size:	1.19 Acres
Year Built:	2001
Building Size:	14,033 SF
Price / SF:	$171.03
Lease Structure	NNN
Primary Lease Terms:	5 Year Lease/7 year lease

PROPERTY OVERVIEW

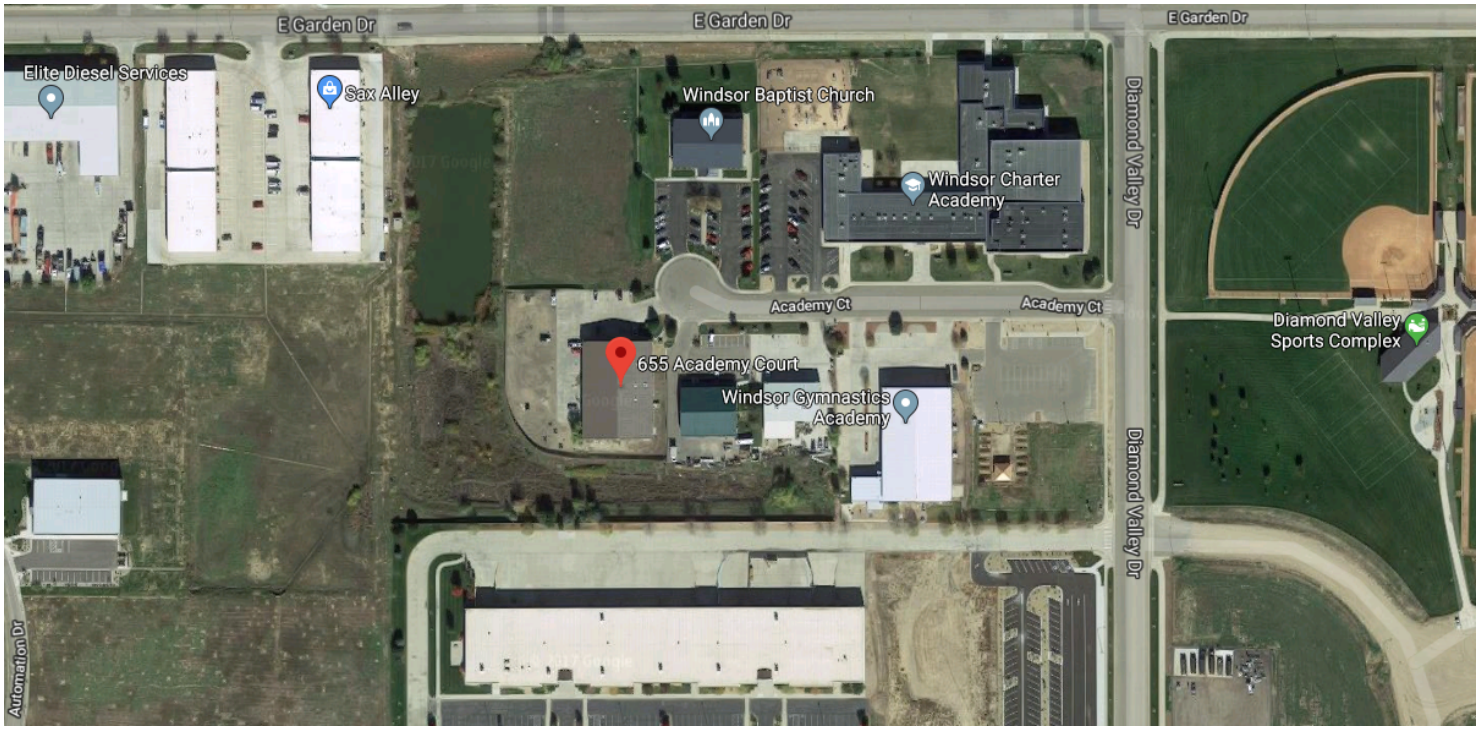
This industrial/warehouse is 100% leased with two tenants occupying the building. The main Tenant is BH Inc., they are occupying over 70% of the building with a 5 year lease with 2; five year options. Excellent credit Tenant. The approximate remaining SF of 3,800 SF is leased to 5280FIt, a new gym with their second location to the Northern Front Range, currently has a 7 year lease with a 7 year option. Both spaces have recently been renovated.

PROPERTY HIGHLIGHTS

- 100% Fully occupied Industrial warehouse
- Currently the building is owner occupied and a portion leased out to 5280Fit
- New roof installed in 2016, Standing Seam Roof Panel/Trim
- Fully fenced yard with over 30,000 SF of additional exterior storage
- The interior was recently renovated in 2018 by both Tenants.
- NOI is $153,970 for the first year, [this includes 2 months of free rent for 5280Fit.]

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



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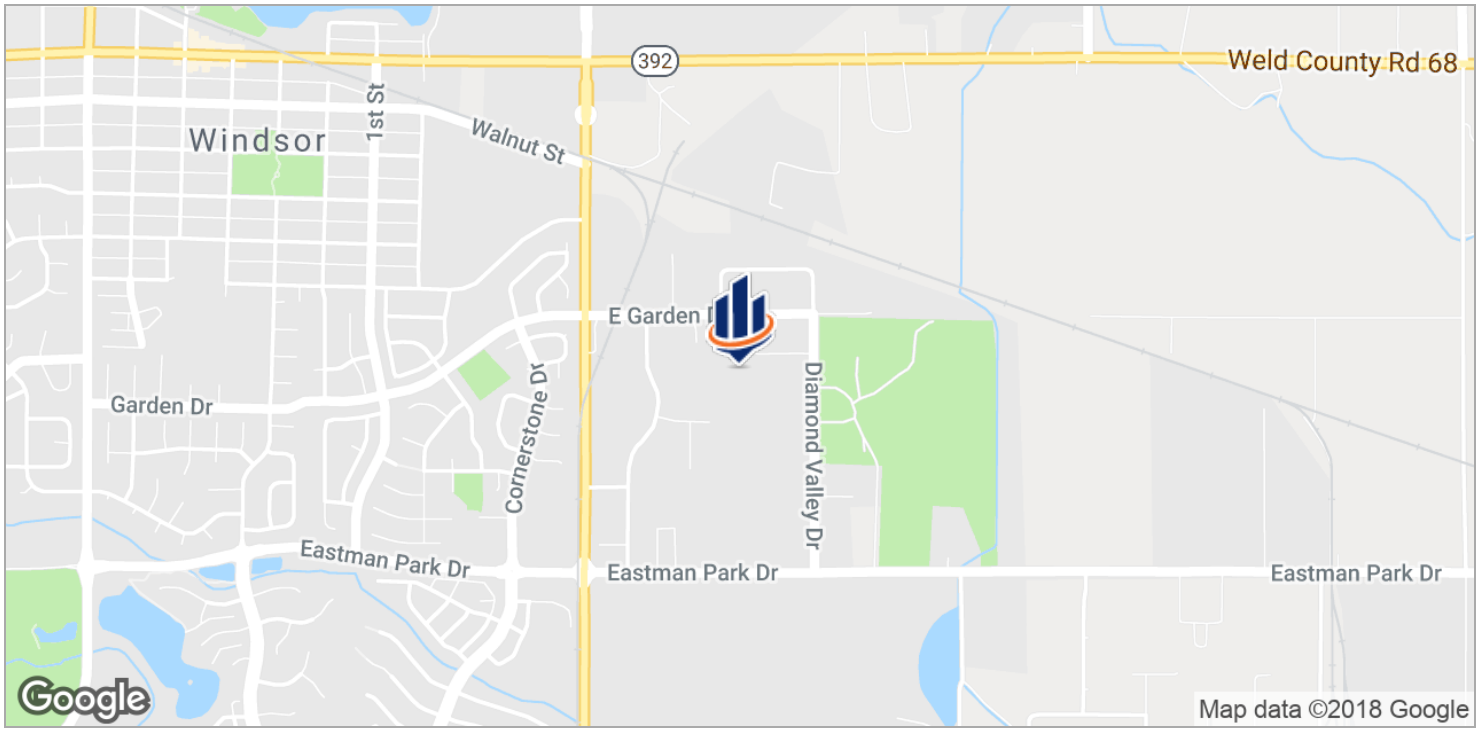
Location Maps



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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	3,188	20,739	92,014
Median age	33.6	34.0	35.9
Median age (male)	32.6	34.1	35.6
Median age (female)	36.3	34.6	36.3

	1 MILE	5 MILES	10 MILES
Total households	1,177	7,500	32,819
Total persons per HH	2.7	2.8	2.8
Average HH income	$73,052	$80,179	$88,108
Average house value	$206,905	$205,961	$238,422

** Demographic data derived from 2010 US Census*

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