

700 WEST US HIGHWAY 24

WOODLAND PARK, CO

VALUE-ADD NET LEASED INVESTMENT

6.2% Cap Rate – Well Below Replacement Cost



Offered at \$3,500,000

FOR MORE INFORMATION, PLEASE CONTACT:

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Scan For



Property Website

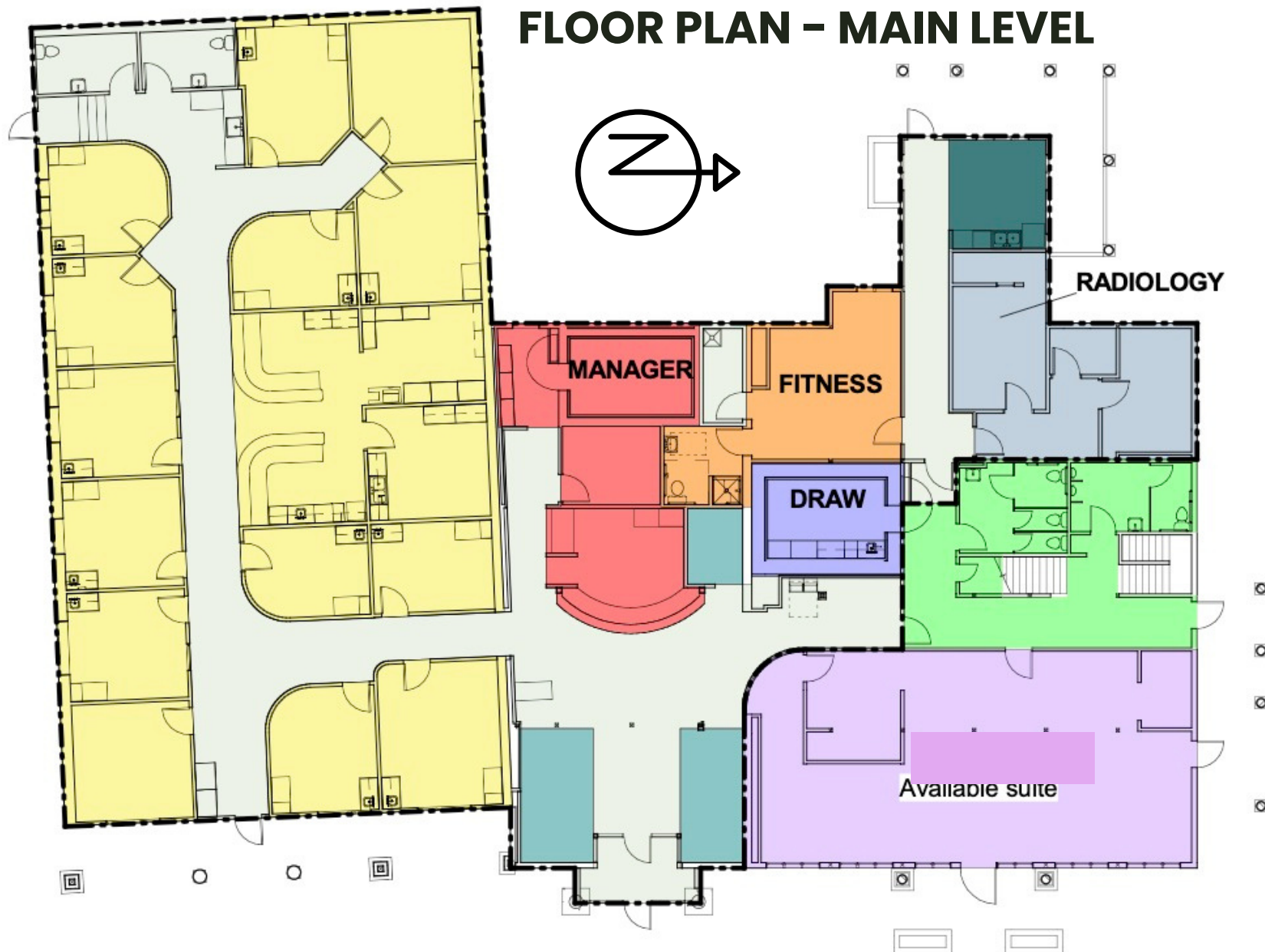


MULTI-TENANT POTENTIAL

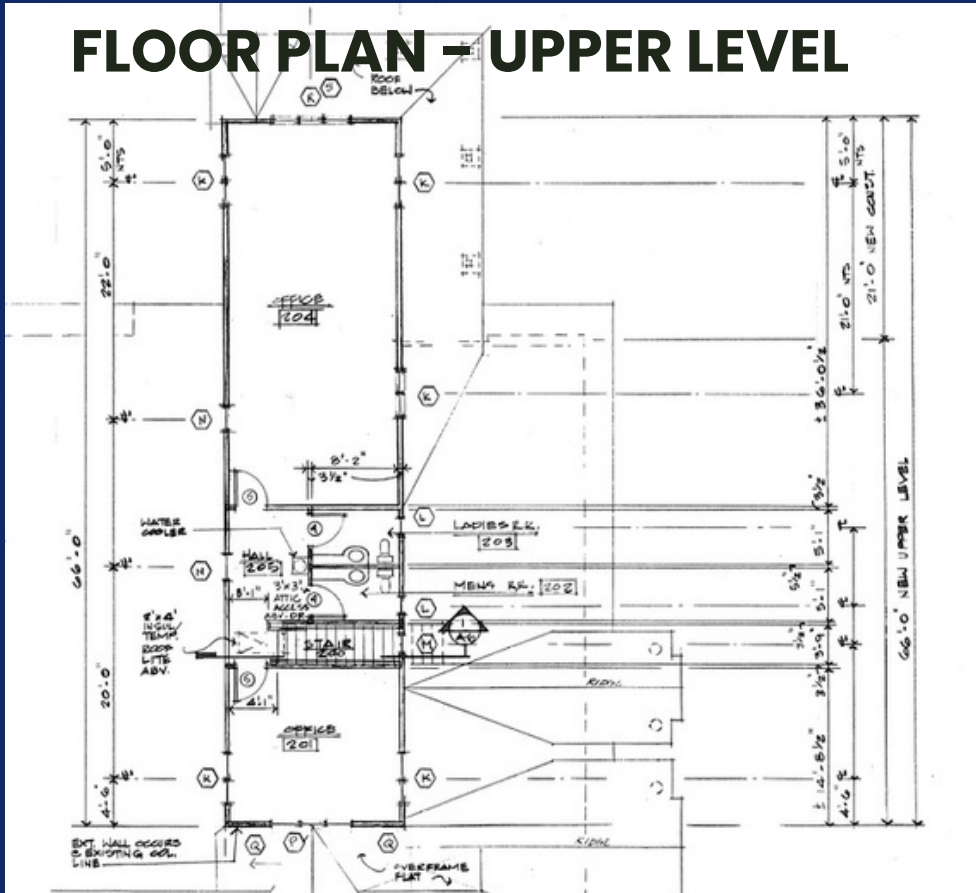


Building Area	± 10,524 SF
Site Size	1.14 Acres
Potential Uses	Medical Office Dental Office Bank Chiropractic General Office Retail/Showroom Professional Services
Special Feature	Unfinished Basement with 2 Vaults
HVAC	100% Packaged HVAC Throughout
Parking	6 Spaces Per 1,000 RSF
Sale Price	\$3,500,000
2026 Taxes	\$49,967.62

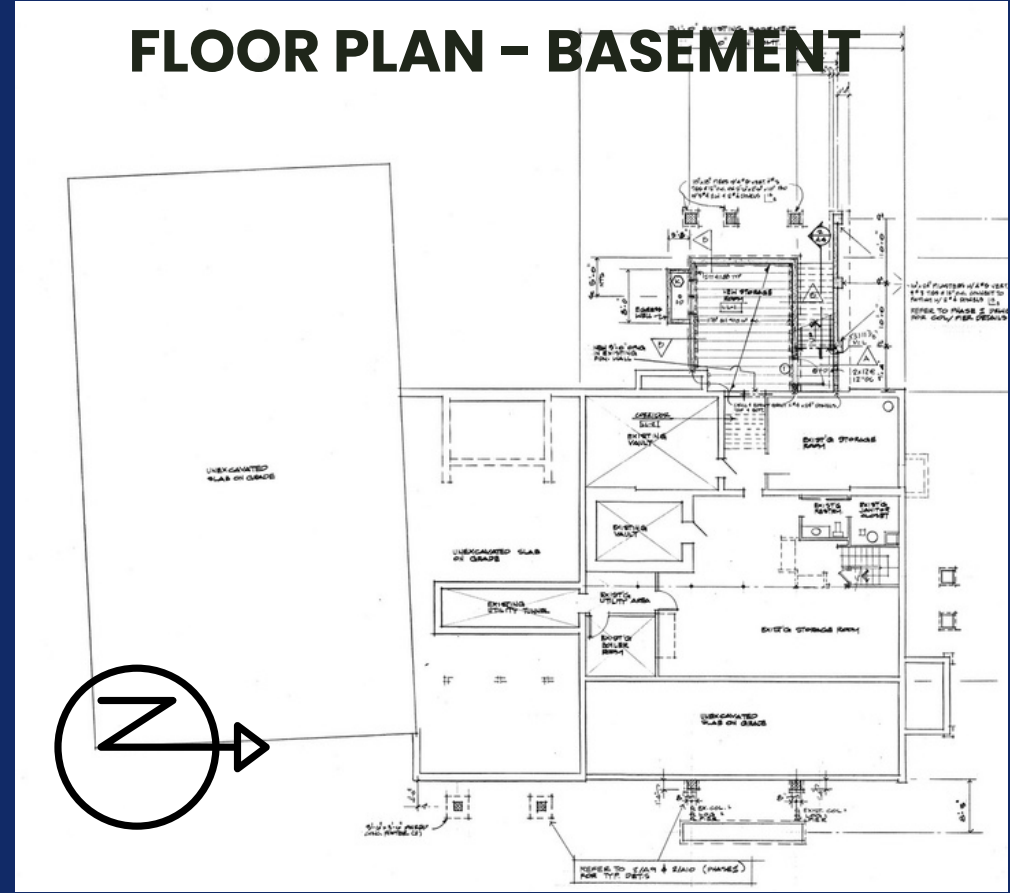
FLOOR PLAN - MAIN LEVEL



FLOOR PLAN - UPPER LEVEL



FLOOR PLAN - BASEMENT



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