

FOR SALE

Value-Add Multi-Tenant Flex

21 Ten Mile Drive | Granby, CO 80446

**BLUE
WEST
CAPITAL**



PROPERTY OVERVIEW

PURCHASE PRICE:	\$1,667,723
BUILDING SIZE:	6,431 SF
PRICE / SF:	\$259
LAND SIZE:	0.85 AC
YEAR BUILT:	2006
ZONING:	HGB

INVESTMENT HIGHLIGHTS

- 6,431 SF flex building situated on a 0.85-acre parcel
- Prime location along Ten Mile Drive, just off US-40 (11,000 VPD), Granby's primary commercial corridor
- 49% occupied by Sherwin-Williams with approximately three years remaining on its lease
- Rare owner-user opportunity with occupancy costs significantly below current market lease rates
- Highway & General Business (HGB) zoning permits a broad range of retail, office, industrial, automotive, residential, and service uses
- Average household income of \$112,557 within a one-mile radius
- Located in Grand County's largest municipality, with projected population growth of 1.30% annually within a five-mile radius

CONTACTS

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OFFERING MEMORANDUM