

# FREESTANDING OFFICE WAREHOUSE FOR SALE

**258 E. 5th Street, Nederland, CO 80903**



## SINGLE TENANT INVESTMENT PROPERTY

### PROPERTY DETAILS

**ASKING PRICE:** \$1,100,840 (\$277/sf)

**CAP RATE:** 8.5%

**NOI:** \$93,571

**BUILDING GLA:** 3,973 SF

**YOC:** 2016 (renovated 2022)

**SITE:** .36 acres

**ZONING:** General Commercial

**OCCUPANCY:** 100%

- Absolute NNN single tenant lease - Tenant pays maintenance, insurance and taxes.
- 7 years remaining term with 3% annual escalations.
- Use - Cannabis cultivation facility
- 675 amps power and four 2-ton HVAC units
- This unique opportunity is located in the bustling community of Nederland, Colorado in western Boulder County. This town of approximately 1,500 residents gets its humble roots from mining. It's a short drive to both Boulder and Denver with convenient access to skiing, mountain biking, hiking, and camping with many access points to the Continental Divide.

[www.visioncommercial.net](http://www.visioncommercial.net)



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VISION PROPERTIES, LLC 7261 South Broadway, Suite 14L Littleton, CO 80122 [www.visionrealtor.net](http://www.visionrealtor.net)



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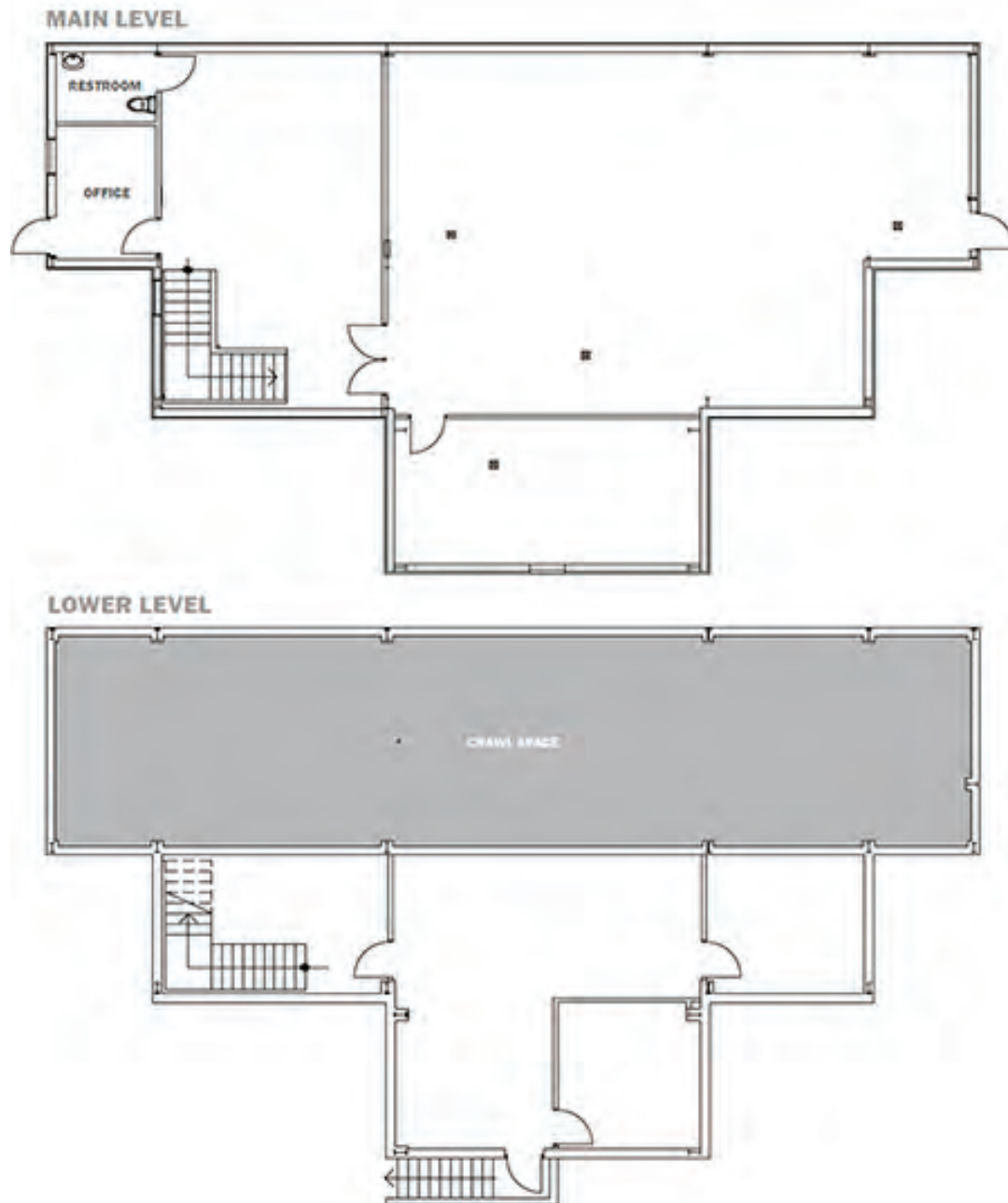
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## FLOOR PLAN



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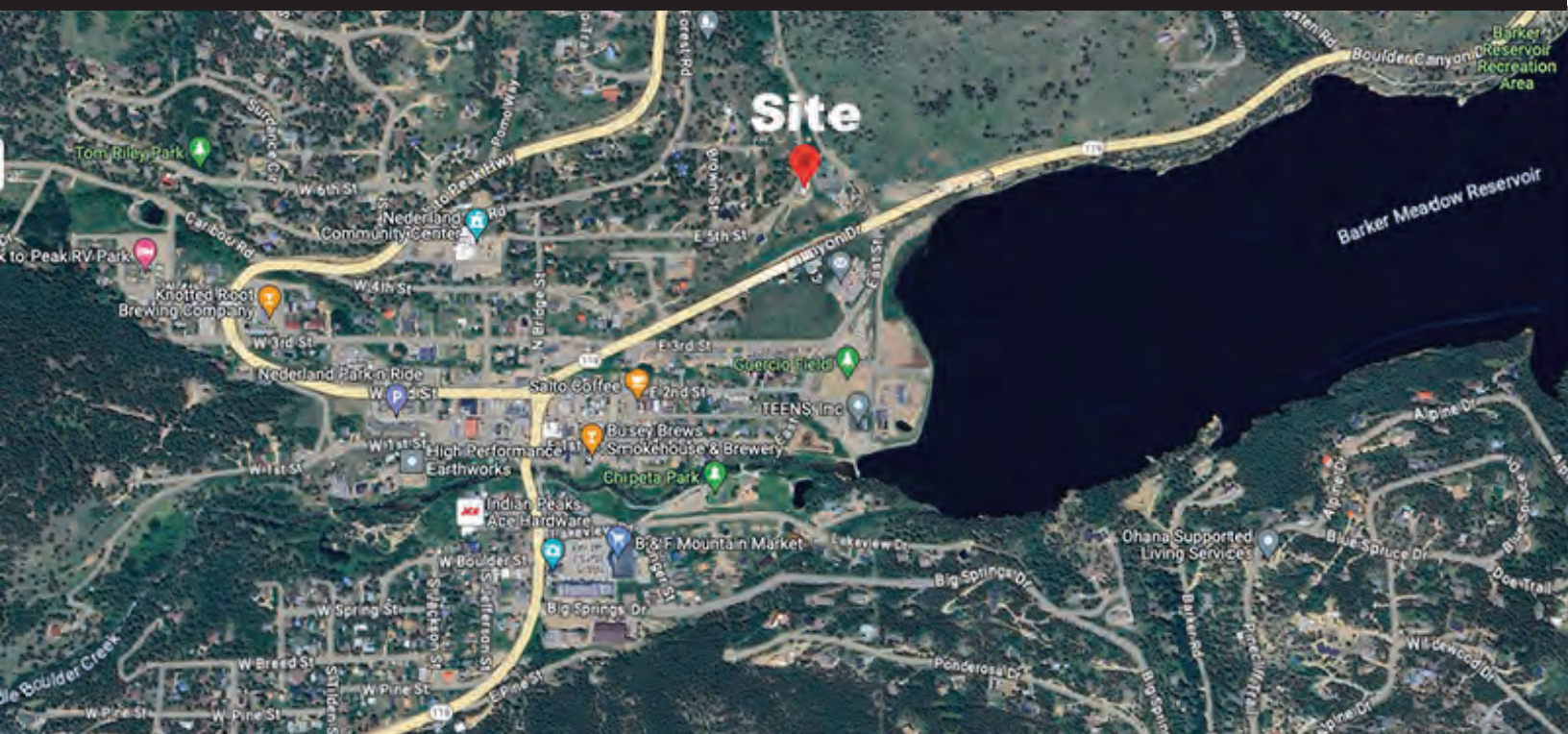
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