

FULLY LEASED OFFICE WAREHOUSE INVESTMENT FOR SALE

7950 S. Lincoln St.
Littleton CO 80122



Price: \$3,600,000 (\$114.61/GSF)
Building Size: 31,410/GSF per building blue prints
Levels: Main: 13,935/SF, Ground level
Lower: 17,475/SF, Ground level
NOI: \$278,820
CAP Rate: 7.75%
Site Size: 64,021/SF
Zoning: PD-I City of Littleton
County: Arapahoe
Age: 1982
Taxes: \$33,820.94 2018 Due 2019
HVAC: 2 new HVAC units installed 8/2018
4 existing units - new condensing coils
Roof Age: New 8/2017 with 20 year warranty
Parking: 84 Spaces

- Access control for the building entry upstairs includes 2 way intercom to each tenant for after hour entry and remote unlock from tenant to grant access



**FOR A FULL OFFERING MEMORANDUM OR
PROPERTY TOUR PLEASE CONTACT:**



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commercial real estate services

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COMMERCIAL OFFICE BUILDING



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