



## Investment / 100% Leased / 6.4% CAP

**\$6,100,000**

This building could be purchased by an investor at a 6.4% CAP rate. The building is currently occupied as a multi-use sports recreation complex. The building is comprised of two distinct spaces, each with clear span throughout and with exceptionally high ceilings. The facade is attractive block and metal siding. The site is in a strong location, centrally located between Fort Collins and Loveland, just off Harmony Road and College Avenue. Parking is abundant.

### Features

County:	Larimer
Building Size:	52,829 SF
Land Area:	2.93 Acres
YOC:	1996 (Expanded and remodeled in 2001)
Zoning:	C-S District Service Commercial
Uses:	Diverse institutional, commercial, retail and industrial
Primary Tenants:	Whetstone Climbing and Fly High Trampoline Park
Price/SF:	\$115.47/SF
Taxes:	\$46,000 (2013)
Building Features:	No internal columns, drive-in door and ceiling height 18 ft. perimeter-32 ft. center



For more information, please contact:

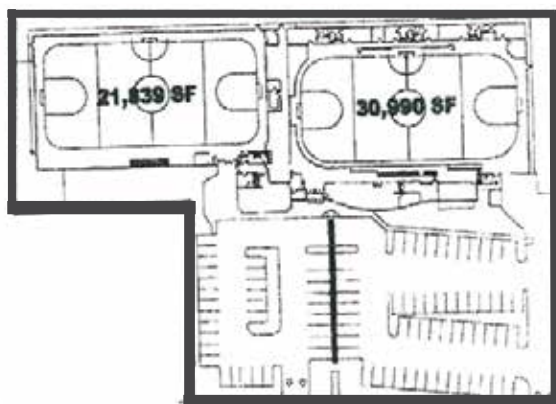
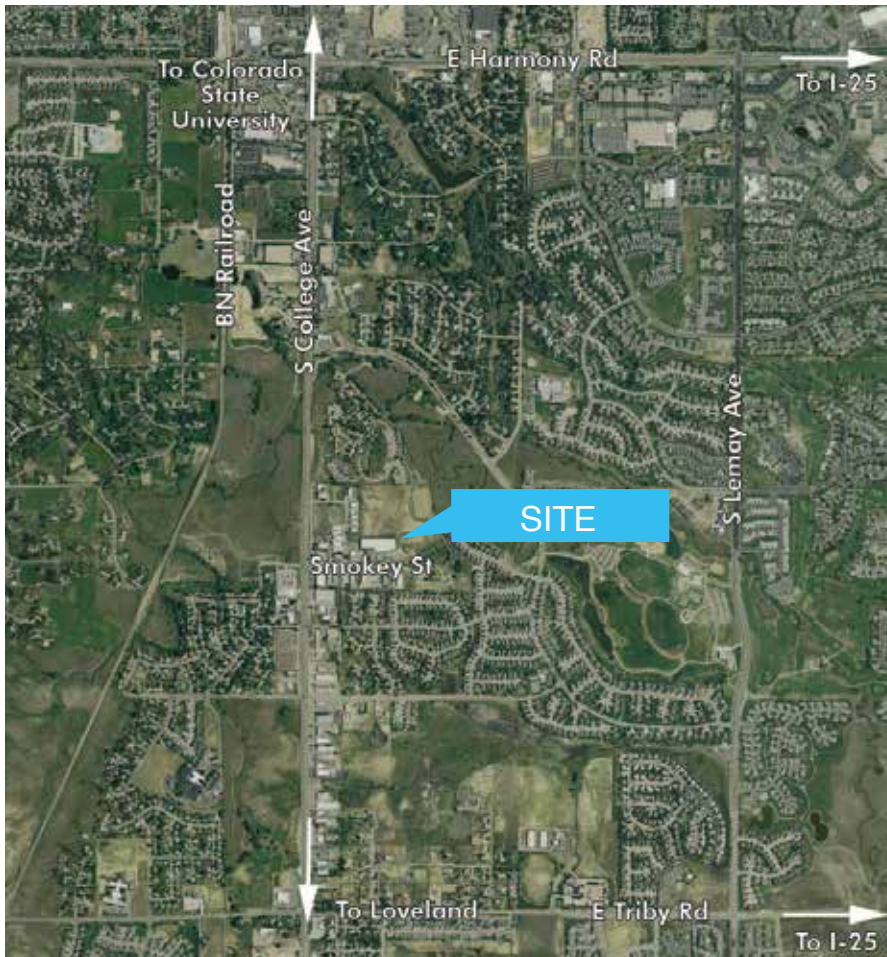
**Rick Schepis**

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Demographics	(CoStar 2018)	
	1 Mile	3 Miles
Total Population	7,694	68,741
Total Households	3,248	27,422
Median HH Income	\$85,837	\$79,336



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