

FOR SALE

16959 CR-44
LA SALLE, CO 80645

\$6,200,000

Multi-tenant Industrial Investment Opportunity

Lot Size: 9.2 Acres (\$15.44/sqft)

Building Size: 59,871 sqft (\$103.56/sqft)

Current Occupancy: 100%

Current NOI: \$421,269

Cap Rate: 6.8%



PANORAMA COMMERCIAL GROUP

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Panorama Commercial Group

FOR SALE

INVESTMENT OPPORTUNITY

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16959 CR-44 offers buyers an opportunity to purchase a 100% occupied multi-tenant industrial property in Weld County. With a diversified tenant mix ranging from local to national companies, this commercial property provides purchasers the chance to invest in a cash flowing venture.

Situated on 9.22 acres, the property has two industrial warehouses and one residence, all of which are leased out.



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INVESTMENT OPPORTUNITY

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- Roof replaced in 2018
- Low operating cost
- Diverse tenant mix
- Located in one of the fastest growing states in the nation



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