

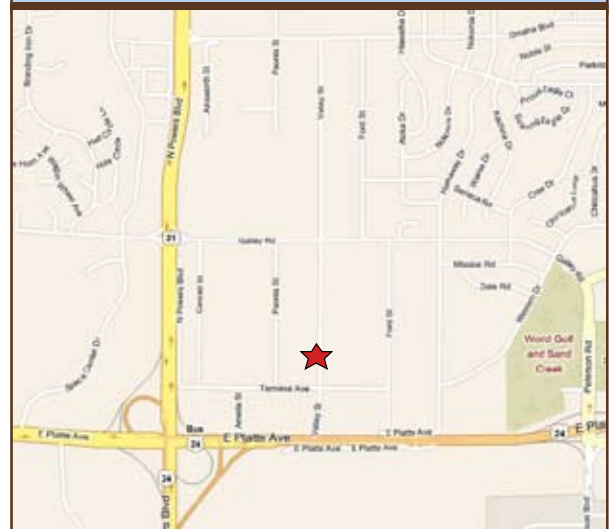
Investment Opportunity



Property Specifications

Location:	715 Valley Street Colorado Springs, CO
Sale Price:	\$850,000.00
Building Size:	+/- 14,700 SF
Property:	+/- 1.92 Acres
Loading:	1 Drive-In Door 2 Dock Doors
Recent Upgrades:	New roof, new landscaping and recently remodeled office.
Lease Facts:	Lease Term - 5 Years NOI Y1 - \$69,840 (Below market at \$4.75, NNN) Tenant - Atrium Companies Inc, national presence with 7,000 employees & 80 manufacturer and distribution facilities in 23 states.

Location Facts



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For Sale



715 Valley Street • Colorado Springs, CO

