

# FIRESTONE LIQUORS

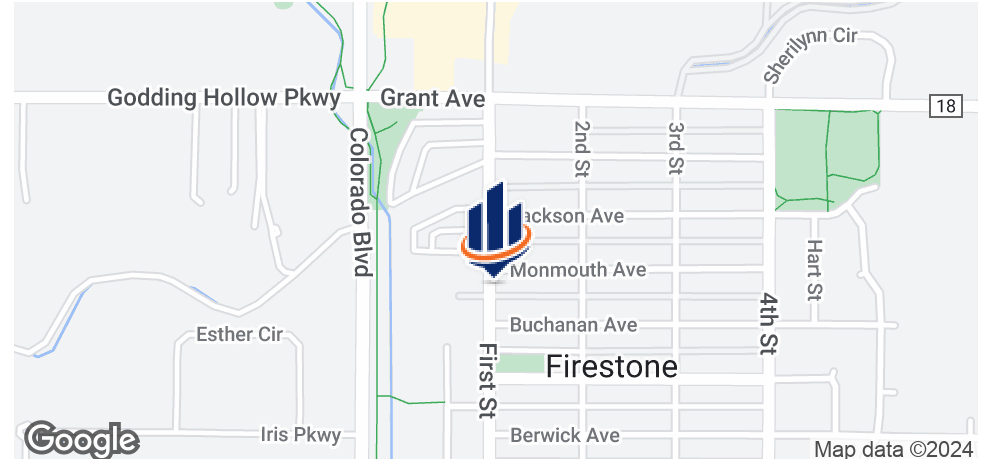
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FIRESTONE, CO 80520

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	0.12 Acres
Building Size:	2,320 SF
Residential Unit:	1,020 SF
Liquor Store:	1,300 SF
Zoning:	RETAIL TRADE/ RESIDENTIAL
NOI & CAP Rate:	Contact broker for more details

## PROPERTY OVERVIEW

Incredible opportunity for someone looking to be both a business & property owner.

## PROPERTY HIGHLIGHTS

- Great location, established business and clientele with easy access to I-25.
- The current liquor inventory is included in the sale.
- Nice storage areas are on-site for inventory.
- Great growth in the area as well traffic volume is around 4500 cars per day
- A large 3 bd/1-14 bath residential home just re-leased on a 1-year term at \$1400 per month
- Diversified investment opportunity with business and real estate.

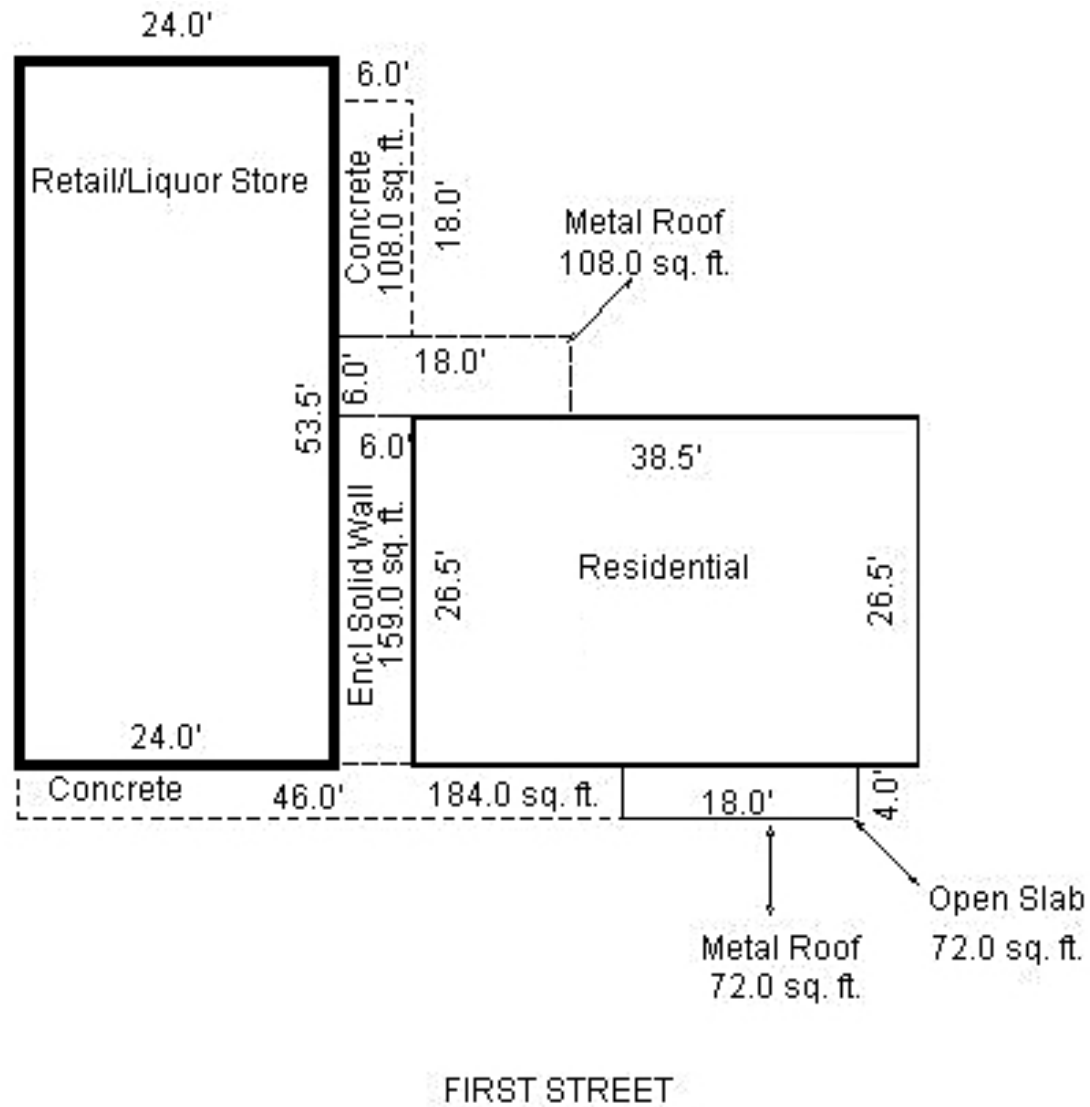


# Additional Photos





# Floor Plan



# Location Maps

