



FOR SALE

NNN Investment - New 3 Year Lease

1040 Chambers Ave 2 & 4 | Eagle, CO 81631



**6% Cap Rate - 3% Annual Escalations
Credit Tenant**

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Type:	Flex
Building SF:	3,944 SF
Lot Size:	5,662 SF
Zoning:	Commercial General
City/County:	Eagle/Eagle
Year Built:	2001
2022 Taxes (Both Units):	\$8,967.40
2023 NOI	\$72,000

PROPERTY OVERVIEW

Both units located at 1040 Chambers Ave. offers Ceres Landcare an exceptional headquarters location. Situated with easy access to key areas like Vail Valley and Aspen Valley via I-70, it combines spacious and well-equipped office space with a convenient warehouse featuring a drive-in door. This property, in addition to their large warehouse/yard in Gypsum (for sale as well, contact Earl or Greg for more info) is primed to meet the diverse needs of Ceres Landcare as it continues to grow and thrive.

PROPERTY HIGHLIGHTS

- Brand New 3 Year Lease with AAA Credit Tenant
- Established Tenant
- Close Proximity to high value landscaping clients - Vail Valley, Aspen Valley, etc.
- Accessible loading and parking area
- Write off your mountain trips!

THE CERES DIFFERENCE

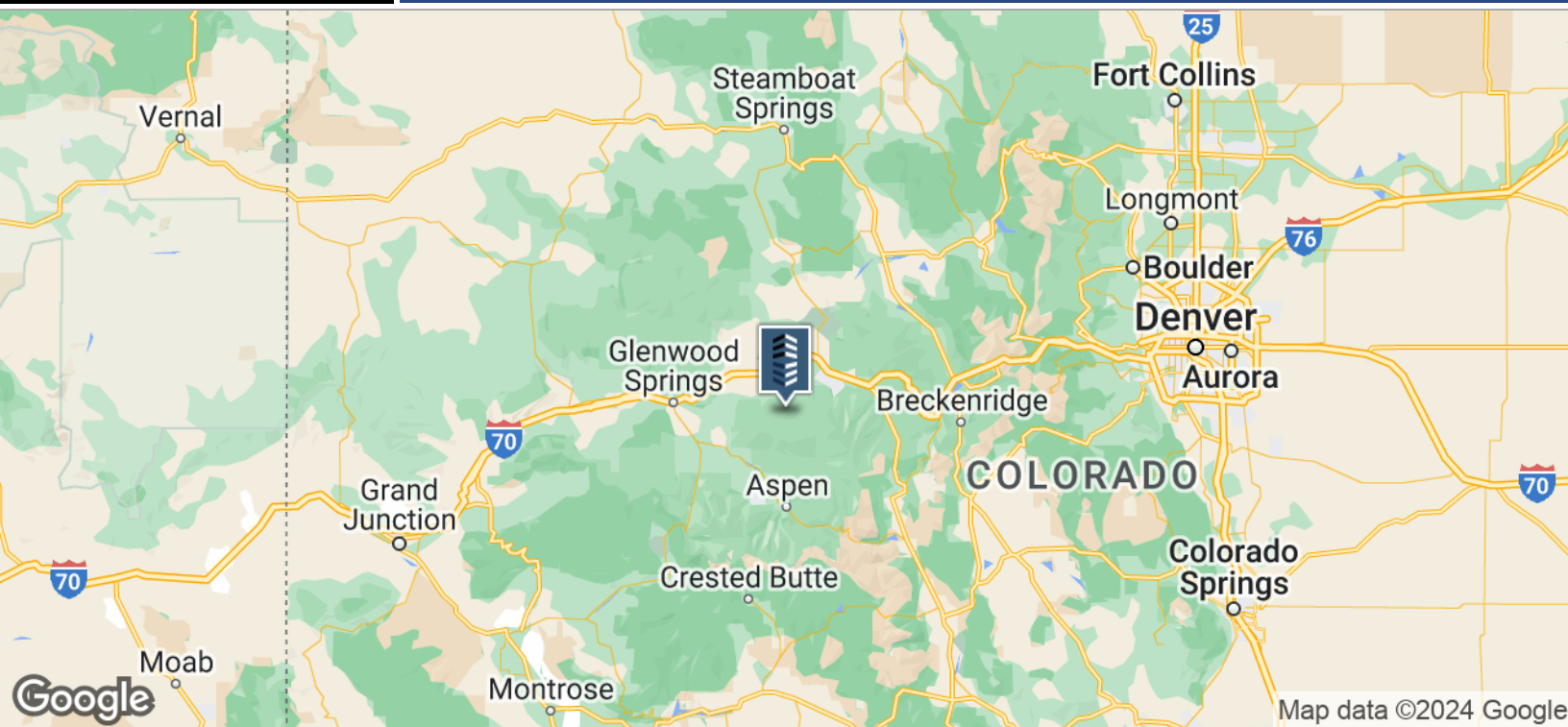
Founded in 1981, Ceres Landcare has evolved to become the preeminent name in residential and commercial landscaping throughout the Colorado high country. Originally born of the vision of brothers Glen and Rich Ellison as Land Designs by Ellison, they championed a new way to design and live in outdoor landscapes in the high country, and instilled a culture of quality and craftsmanship to everyone they brought on board. Their legacy lives on through our team of passionate outdoor devotees, all of whom were drawn to Ceres to build on the Ellison's strong foundation of innovative design and attention to detail. From design and construction to maintenance and plant care, Ceres' vast industry knowledge delivers invaluable expertise for any landscaping endeavor.

As a Weston Company, our core values are woven into our relationship with our sister company Weston Landscapes. Together, we are the largest family-owned landscape company in Colorado.

Our success is owed to our people in the field getting the work done, and our devoted clients, many of whom have been with us for over 20 years







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