



FOR SALE: NET LEASED INDUSTRIAL

2,850 SF W/ 1/2 Acre Yard

2190 S Raritan St | Denver, CO 80110



Right Off Santa Fe & Evans, 6% Cap

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



CONCRETE YARD

OFFERING SUMMARY

Sale Price:	\$1,300,000
Building SF:	3,150 SF (4 Buildings)
Lot SF:	25,700 SF
Zoning:	I-A
City/County	Denver/Denver
Year Built:	1964/2015
2022 Taxes:	\$9,717
Yard:	Yes, Fenced & Paved
Current NOI:	\$84,000
Market:	Denver
Sub Market:	Central

PROPERTY OVERVIEW

Well located right off Santa Fe & Evans. Has been the headquarters for Weston Landscape and Design for over 18 years. Property is designed and used as a full service Landscaping and Maintenance operation. Sits on a large 22,500 SF (.6 Ac) lot with a 2,400 SF office warehouse, and 3 outbuildings for additional office, break/kitchen area and conference rooms. Permissive Denver I-A Industrial zoning allows outdoor material storage. Upgraded office finish throughout. Tenant recently signed a new 3 year NNN lease.

PROPERTY HIGHLIGHTS

- Expansive Lot with Zoning allowing outside storage
- Fenced/concrete Paved Yard Area
- Excellent industrial location near Evans And Santa Fe Dr.
- Easy Access to high end landscaping clients located throughout the Denver Metro Area
- New 3 year lease with Credit Tenant, Two 5 year options to extend, 3% escalators

Owner, Tyler Weston, started mowing lawns in his neighborhood at 12 years old. After the first summer, Tyler was able to save enough money to purchase a commercial lawn mower and expand his mowing services outside of his neighborhood. With the help of his family, he continued to grow his business and offer more services to new and existing customers. Weston is now a full-service landscape design/build and maintenance company servicing clients throughout the Denver Metro area.

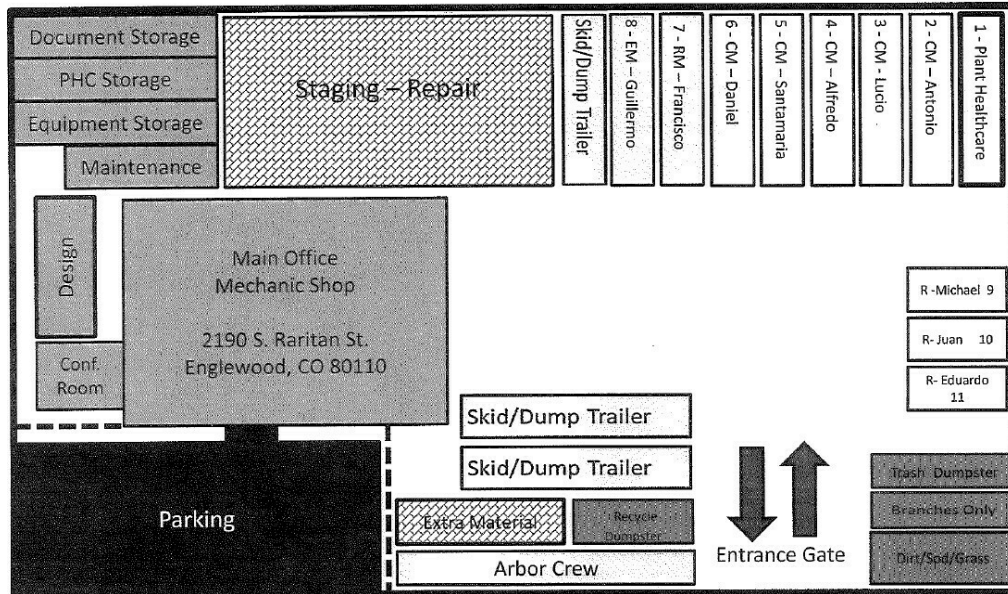
Although Weston is a large landscape company and competes with some of the largest and most reputable landscape companies in Denver, we maintain a small company feel and approach in working with our clients. Anytime our customers need anything, they know exactly who to call at Weston to make it happen. You will quickly become familiar and comfortable with our staff. We want every customer to feel important regardless of the size of their project or scope of work. We work very hard to exceed our customer's expectations and build long-lasting relationships. Client referrals have always been and continue to be Weston's greatest source for new work.





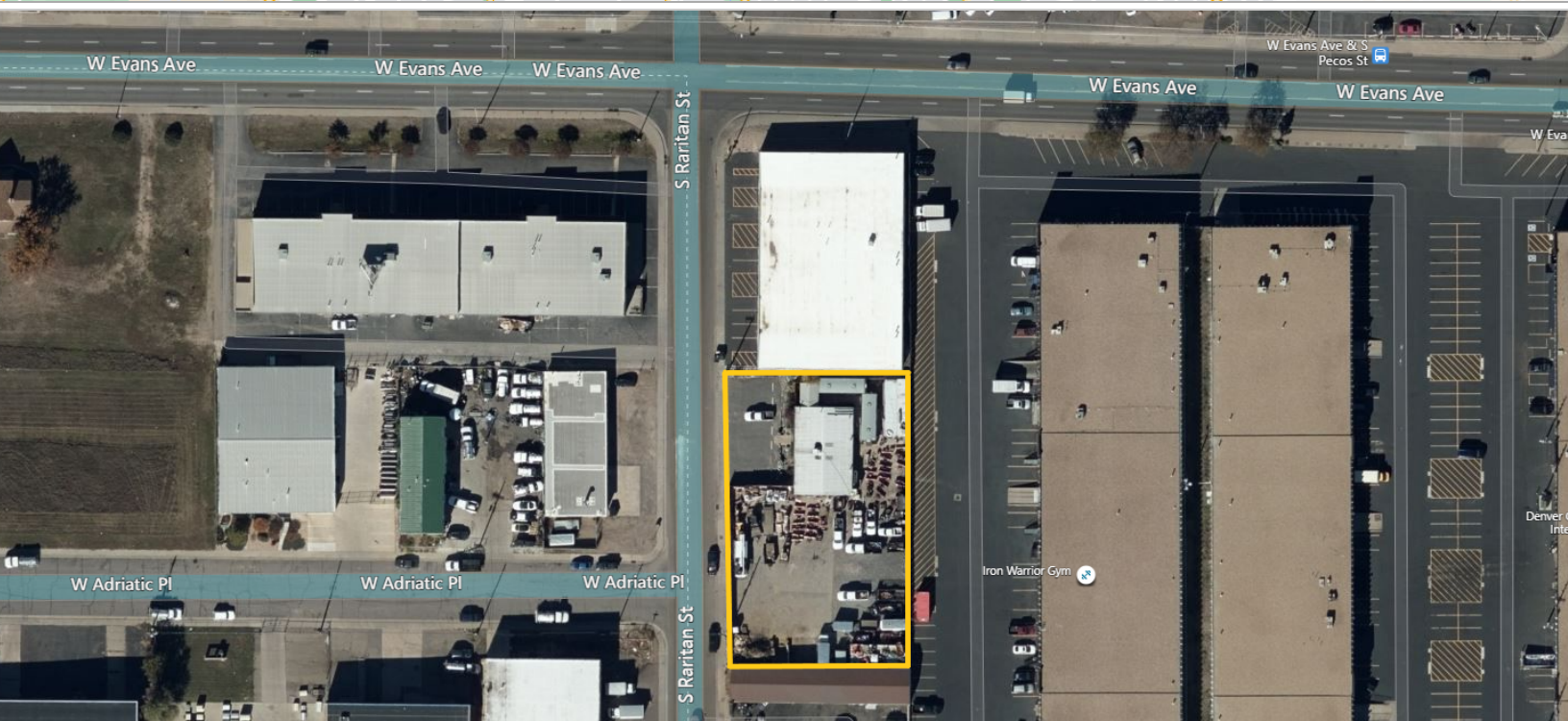
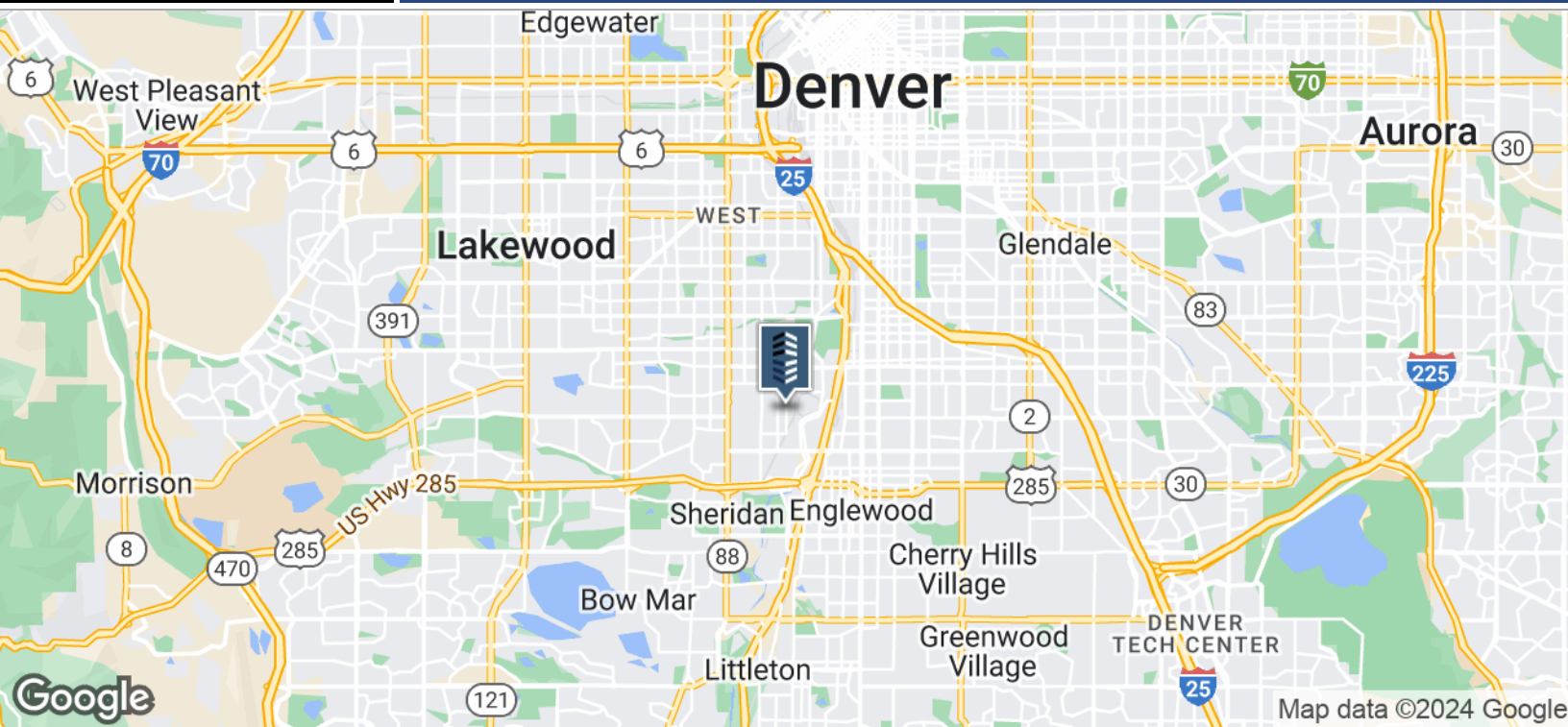
WESTON
Landscape & Design, Inc.

-Property & Parking MAP 2020-



W. Raritan St.





CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.