



FOR SALE

NNN Investment - New 3 Year Lease

214 Spring Creek Circle | Gypsum, CO 81637

PRICE REDUCED!

~~\$2,000,000~~

\$1,850,000



**6.5% Cap Rate - 3% Annual Escalations
Credit Tenant**

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UNIQUE PROPERTIES

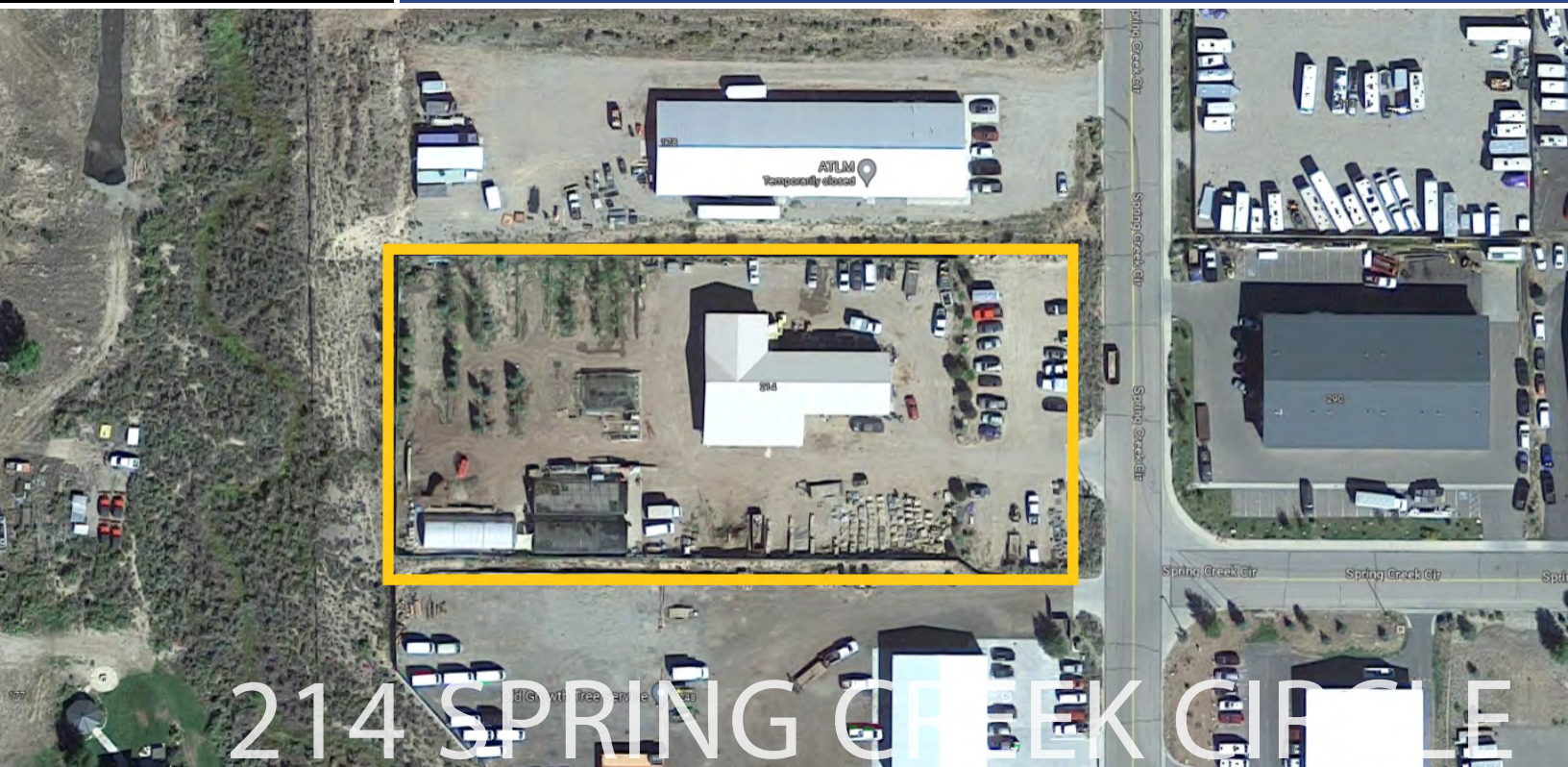
400 S. BROADWAY

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OFFERING SUMMARY

Sale Price:	<u>\$1,850,000</u> \$2,000,000
Building SF:	6,575 SF
# Of Buildings:	3
Lot Size:	2.59 AC
Zoning:	Light Industrial
City/County:	Gypsum/Eagle
Year Built:	2007
2022 Taxes:	\$9,486.36
Lease Rate:	\$18.25/SF NNN
2023 NOI:	\$120,000

PROPERTY OVERVIEW

This exceptional property boasts a prime location on a sprawling 2.59-acre lot in the picturesque town of Gypsum, nestled within the scenic mountain terrain. Comprising three distinct buildings that collectively offer an expansive 6,575 square feet of versatile space, this investment opportunity is further enhanced by a brand-new, 3-year NNN (Triple Net Lease) agreement. The property's light industrial zoning is a coveted feature, particularly in smaller mountain towns like Gypsum, making it an attractive asset for investors. Adding to its appeal, the tenant is a well-established landscaping company that recently became part of a larger conglomerate, boasting impeccable financials and a prestigious client list, thanks to its proximity to Vail Valley and Aspen Valley.

PROPERTY HIGHLIGHTS

- Large Yard with Outside Storage
- New 3 year lease with a credit tenant (state wide) and 3% Annual Escalations
- Hard to find industrial property in small mountain town
- Close proximity to the town of Gypsum, I-70 and Vail Valley
- Write off your mountain Trips!

THE CERES DIFFERENCE

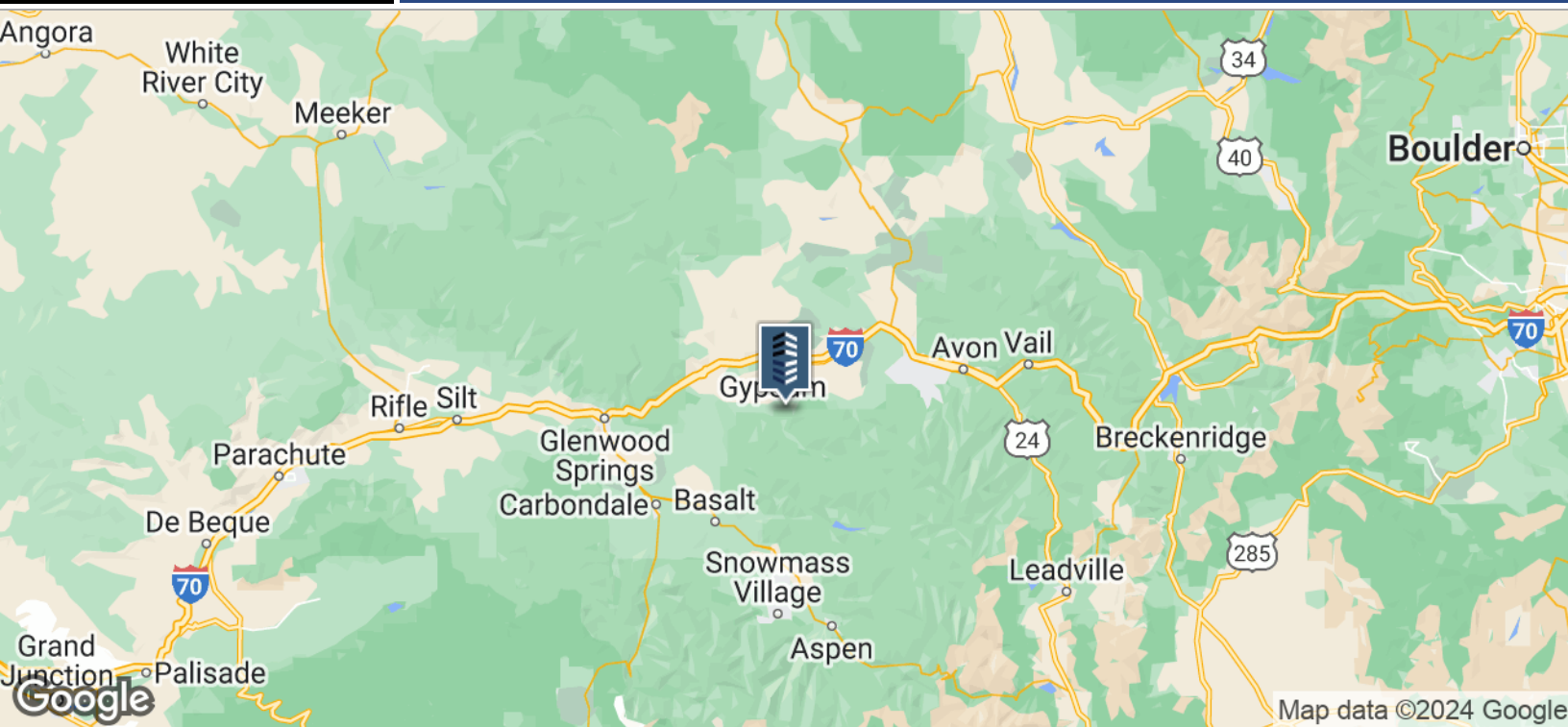
Founded in 1981, Ceres Landcare has evolved to become the preeminent name in residential and commercial landscaping throughout the Colorado high country. Originally born of the vision of brothers Glen and Rich Ellison as Land Designs by Ellison, they championed a new way to design and live in outdoor 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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