

GREAT INVESTMENT OPPORTUNITY

TRENT PROPERTIES GROUP



PROPERTY SUMMARY

LIST PRICE: \$1,200,000

BUILDING SF: 4,800 SF

LOT SIZE: 19,555 SF

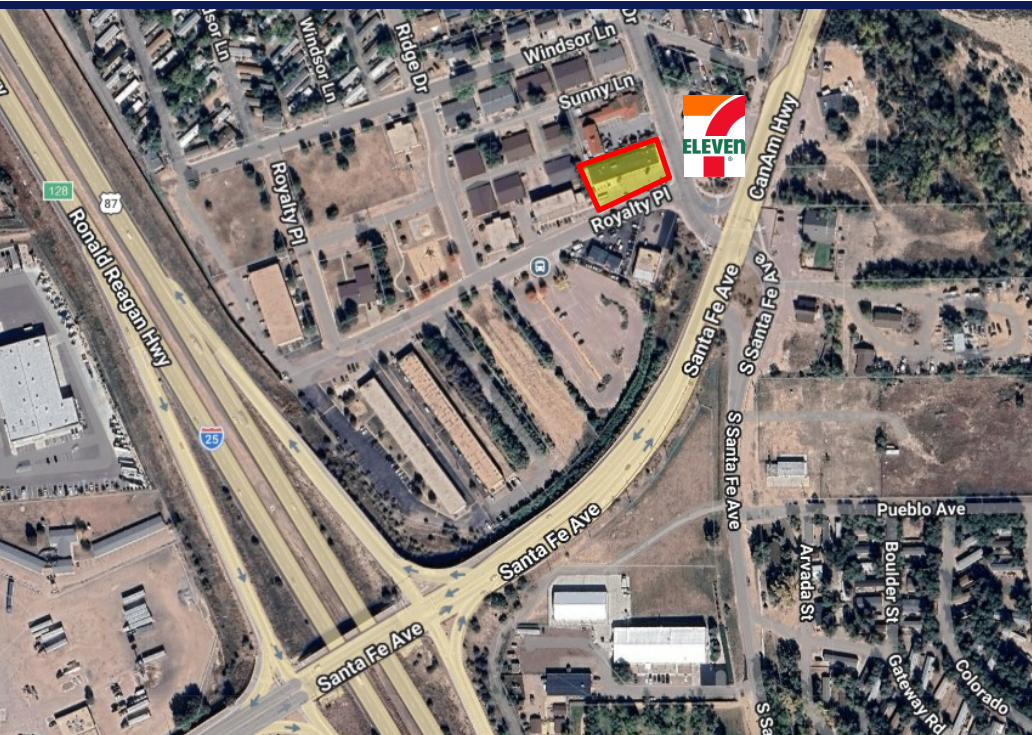
ZONING: RC

YEAR BUILT: 1965

2024 TAXES: \$9,588

CAP RATE: 7.0%

402-412 ROYALTY PL FOUNTAIN, CO 80817



Perfect opportunity for investment or future combo of investment/owner use.

This great investment property is currently fully leased:

- Domino's Pizza on a 10 year lease with options to extend
- Taco Salsa restaurant with approximately 2 years left on the lease

Great visibility just across the street from the 7-11 at the intersection of Santa Fe and Cresta in Fountain.

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