



REALTY VENTURES

PREMIUM LOCATION MIXED-USE
INVESTMENT OPPORTUNITY LOCATED
IN THE HEART OF FRASER, COLORADO



PURCHASE PRICE
\$1,400,000



INITIAL CAP RATE

5.00 %



BUILDING SIZE

7,270 SF



NOI

\$70,365



\$ PER SF

\$192.57



SCHEDULE AN APPOINTMENT



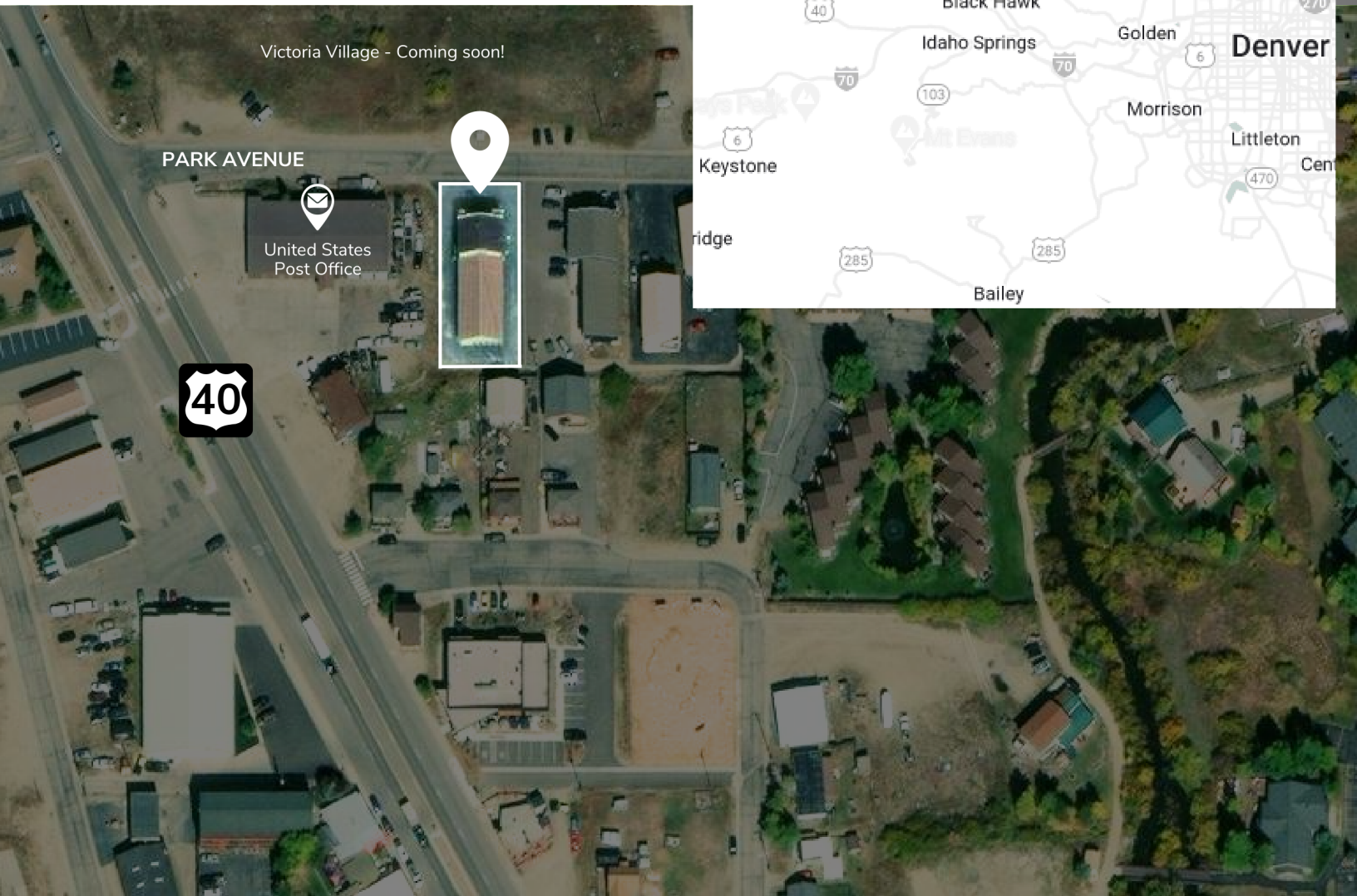
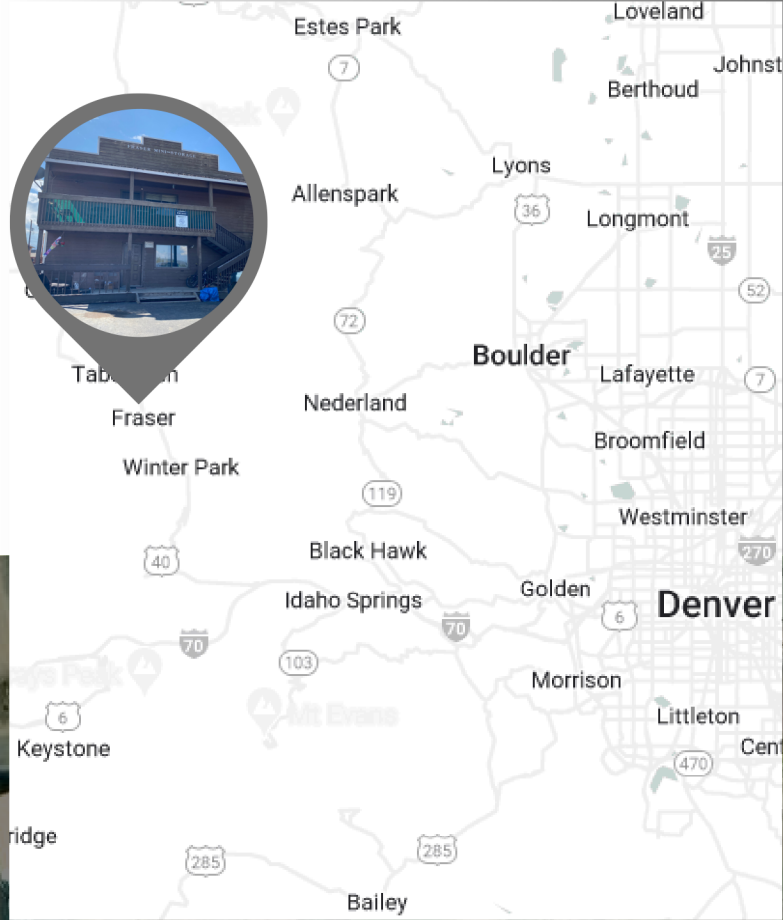
303-829-4509
Andre@DebakkerGroup.com



300 Park Avenue
Fraser, CO 80442

PROPERTY LOCATION

Discover a lucrative investment opportunity in the heart of Fraser, Colorado with this exceptional mixed-use residential / self-storage facility. Boasting an ideal location in this charming mountain town, this property offers both investors and entrepreneurs a chance to tap into the growing demand for storage solutions in the area. The property is fully leased and includes three residential apartments (1BR / 2BR / 3BR) and 46 self-storage units of varying size.



PROPERTY DETAILS

ADDRESS

300 Park Avenue
Fraser, CO 80442

PARCEL

158719107011

COUNTY

Grand

BUILDING SIZE

7,270 SF

ZONING CLASS

B - Business

TYPE

Mixed-use residential
and self-storage facility

UNITS

3 Residential Units
(1BR / 2BR / 3BR)

46 Self-Storage Units

OCCUPANCY

100%

CURRENT NET OPERATING INCOME

\$70,365.00

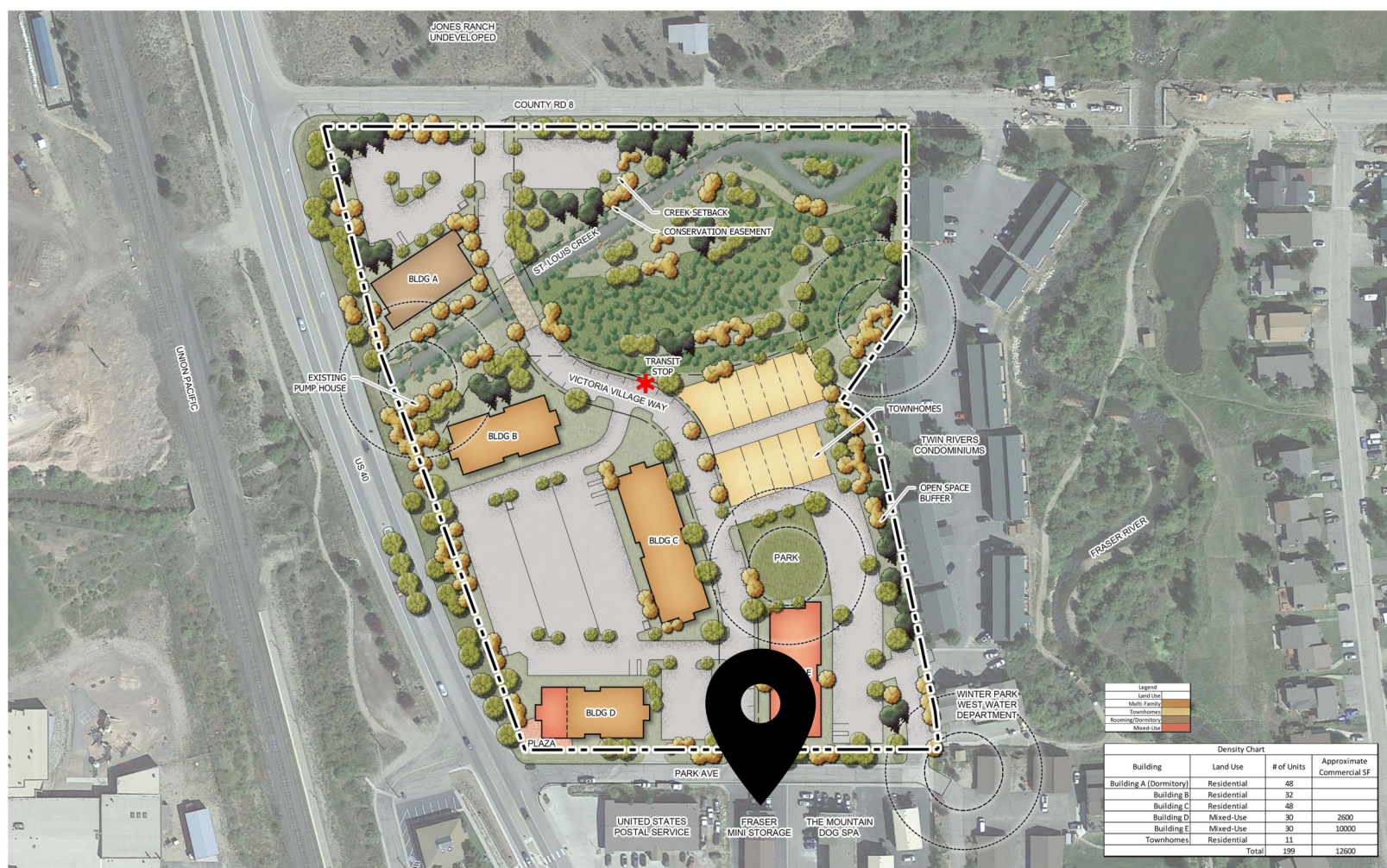


SURROUNDING AREA

Fraser, Colorado is located between the cities of Winter Park and Tabernash. It is home to roughly 1,500 residents and is continuing to grow, year over year. Many of the area's residents are renters and homeowners looking for additional storage space, creating enough consistent demand to fill each of the 46 self-storage units on this property.

Victoria Village - Coming next year!

Exciting developments are on the horizon as Victoria Village, a new attainable housing community, prepares to break ground next year. Conveniently located directly across the street, this new housing development is poised to create a substantial surge in the already booming demand for rental storage units.



Victoria Village
Conceptual Site Plan - Option 1

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Legend
 Land Use
 Multi-Family
 Townhomes
 Residential
 Mixed-Use

SCALE: 1"=50'
 May 11, 2023
 VOGEL & ASSOCIATES Land Planning • Landscape Architecture • Development Consulting
 475 W. 12th Avenue - Suite E - Denver, Colorado 80204-3688 - (303) 893-4288

300 PARK AVENUE

FRASER, COLORADO 80442



CONTACT US FOR AN
APPOINTMENT TODAY

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