

# 1715 IRON HORSE DR., #100

## OFFICE CONDO INVESTMENT SALE

**CONTACT:**

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(303) 442-1040

[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

CONDO SIZE:	2,577 SF
SALE PRICE:	\$390,330
CAP RATE:	8.0%
NOI:	\$31,058



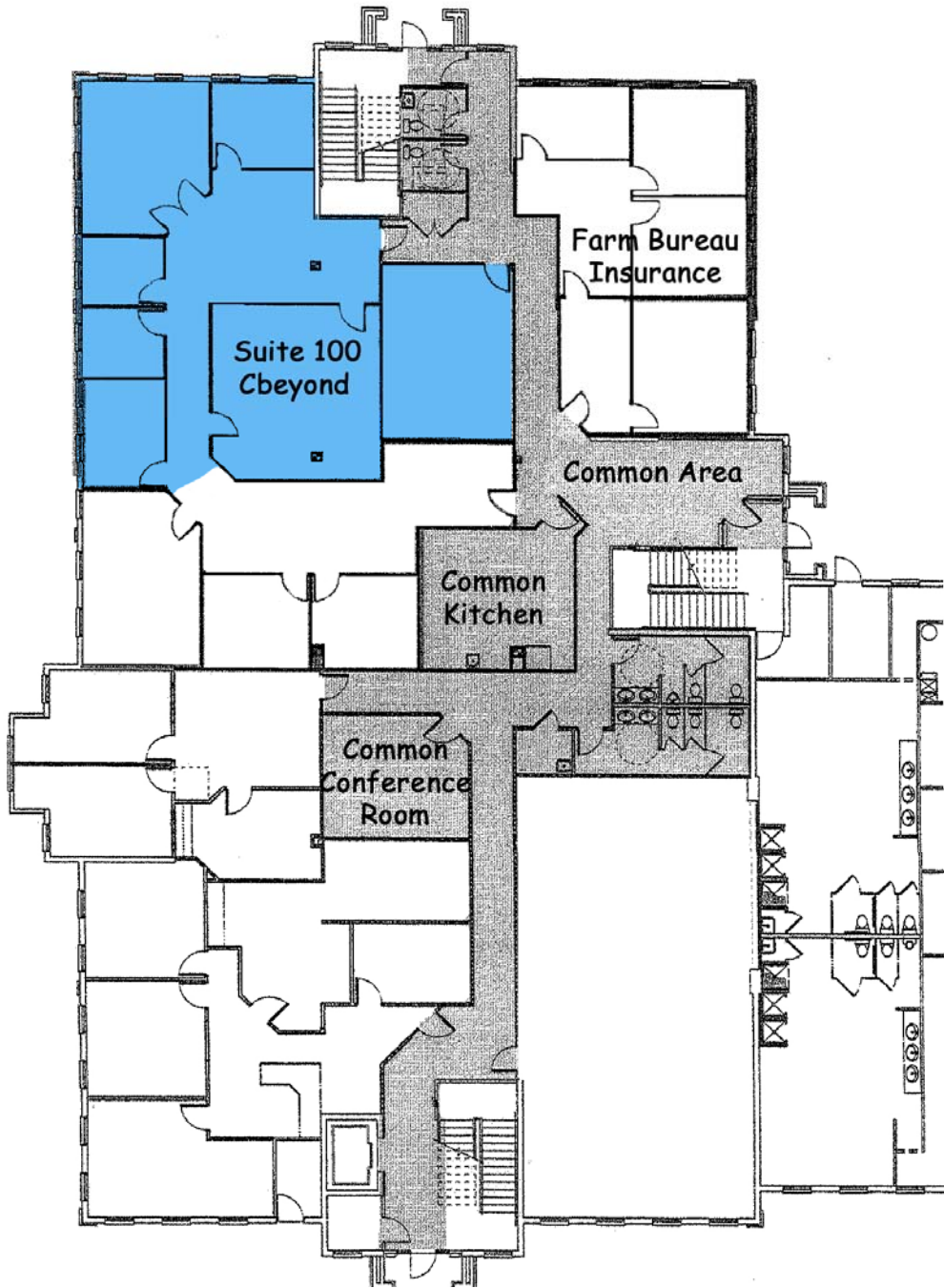
- NATIONAL CREDIT TENANT
- ANNUAL ESCALATIONS – 3%
- BEAUTIFUL OFFICE BUILDING
- FANTASTIC ACCESS TO HWY 119  
– NEW 3 WAY TURN
- ABUNDANT PARKING



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.





### NEW 3-WAY TURN

