



# 100% LEASED INVESTMENT

5450 WESTERN AVENUE, BOULDER, CO



SALE PRICE: \$2,950,000

CAP RATE: 8.23%

2012 NOI: \$242,667

BUILDING SIZE: 25,488 SF

LONG TERM LEASE IN PLACE.  
WITH MEDIA NEWS GROUP/  
PRAIRIE MOUNTAIN PUBLISHING!

TO RECEIVE A COPY OF THE  
FULL INVESTMENT MEMORANDUM,  
PLEASE RETURN THE  
[CONFIDENTIALITY AGREEMENT.](#)

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