

Bergen Park Investment Property

1204 Bergen Pkwy., Evergreen, CO



www.FullerRE.com

AKA: "The Wild Game Property"



Aerial Photography by: www.AerialDroneClick.com

INVESTMENT SUMMARY

Price:	\$4,350,000
Bldg. Size:	19,370± SF
Lot Size:	2.81± Acres
Taxes:	\$60,263.98 or \$3.11/SF
Total NOI:	\$261,000
Cap Rate:	6.0%

This offering could also be sold as an assemblage which includes the neighboring 1232 Bergen Pkwy. property. Consult broker for information.

The Wild Game Entertainment Experience offers a multitude of spaces for any type of event, party, banquet, or conference. With the unique building design, it can provide space for you to host a gathering for groups of all sizes. The Wild Game combined with Tequila's Family Mexican Restaurant features over 24,000 square feet of food, beverage, and endless fun & entertaining activities. Bowling & Arcade—Enjoy bowling lanes each equipped with a state-of-the-art scoring system, HDTVs, numerous 10' X 15' projection screens at the end of the lanes, and our newest light show over the lanes! We have 8 full size bowling lanes. The Clubhouse boasts billiards, shuffleboard, ping-pong and great arcade games including NBA Hoops and Skee-Ball. A Pickelball court was recently added.

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**BROKERAGE
DISCLOSURE**

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