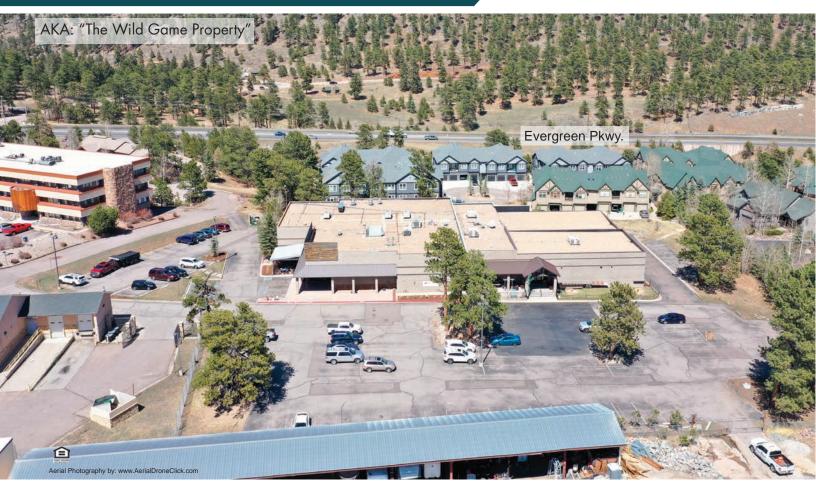
Bergen Park Investment Property 1204 Bergen Pkwy., Evergreen, CO



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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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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.