

Bergen Park Investment Property

1204 Bergen Pkwy., Evergreen, CO



www.FullerRE.com

AKA: "The Wild Game Property"

[Click Here on PDF for Drone Video](#)



Aerial Photography by: www.AerialDroneClick.com

INVESTMENT SUMMARY

Price:	\$4,350,000 (Modified NNN)
Bldg. Size:	23,000± SF
Lot Size:	2.81± Acres
Taxes:	\$60,263.98
NOI:	\$245,244
Cap Rate:	5.45%

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 23,000 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.

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

FULLER REAL ESTATE
(303) 534-4822



[BROKERAGE DISCLOSURE](#)

Steve Peters
(720) 974-2793 direct
(720) 445-0586 mobile
SPeters@FullerRE.com

