

# Bergen Park Investment Property

1204 Bergen Pkwy., Evergreen, CO



www.FullerRE.com

AKA: "The Wild Game Property"

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Evergreen Pkwy.

Aerial Photography by: www.AerialDroneClick.com

## INVESTMENT SUMMARY

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

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 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.

**FULLER REAL ESTATE**  
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**BROKERAGE  
DISCLOSURE**

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