

OWNER/USER OFFICE BUILDING FOR SALE

200 W. Hampden Ave., Englewood CO 80110



FEATURES

- 3,000+/-SF available for owner/user
- Excellent high visibility owner/user opportunity
- 2 ½ level building
- 2 tenants
- Major monument signage on W. Hampden Ave.
- 8x8 dock high delivery door

Sale Price: \$1,199,900 (\$175.81/GSF)

Size: 6,825 Gross Square Feet
Main floor: 3,000+/-SF, available for owner/user
Second Level: 674+/-SF, leased to 1 tenant
Lower Level: 3,000+/-SF, leased to 1 tenant

Parking: 13 on-site spaces

Lighting: LED

Windows: New in 2023

HVAC: 3 Units: 1 in 2021, 2 in 2013

Roof: New in 2014—PVC membrane
19 year warranty

County: Arapahoe

Zoning: MU-R-3-B City of Englewood

Year Built: 1970

Taxes: \$23,234.69 2022 due 2023



COMMERCIAL OFFICE BUILDING



SHELDON • GOLD REALTY INC.
commercial real estate services



Eric J. Gold, President

Office: 303.741.2500 Cell: 303-564-8500

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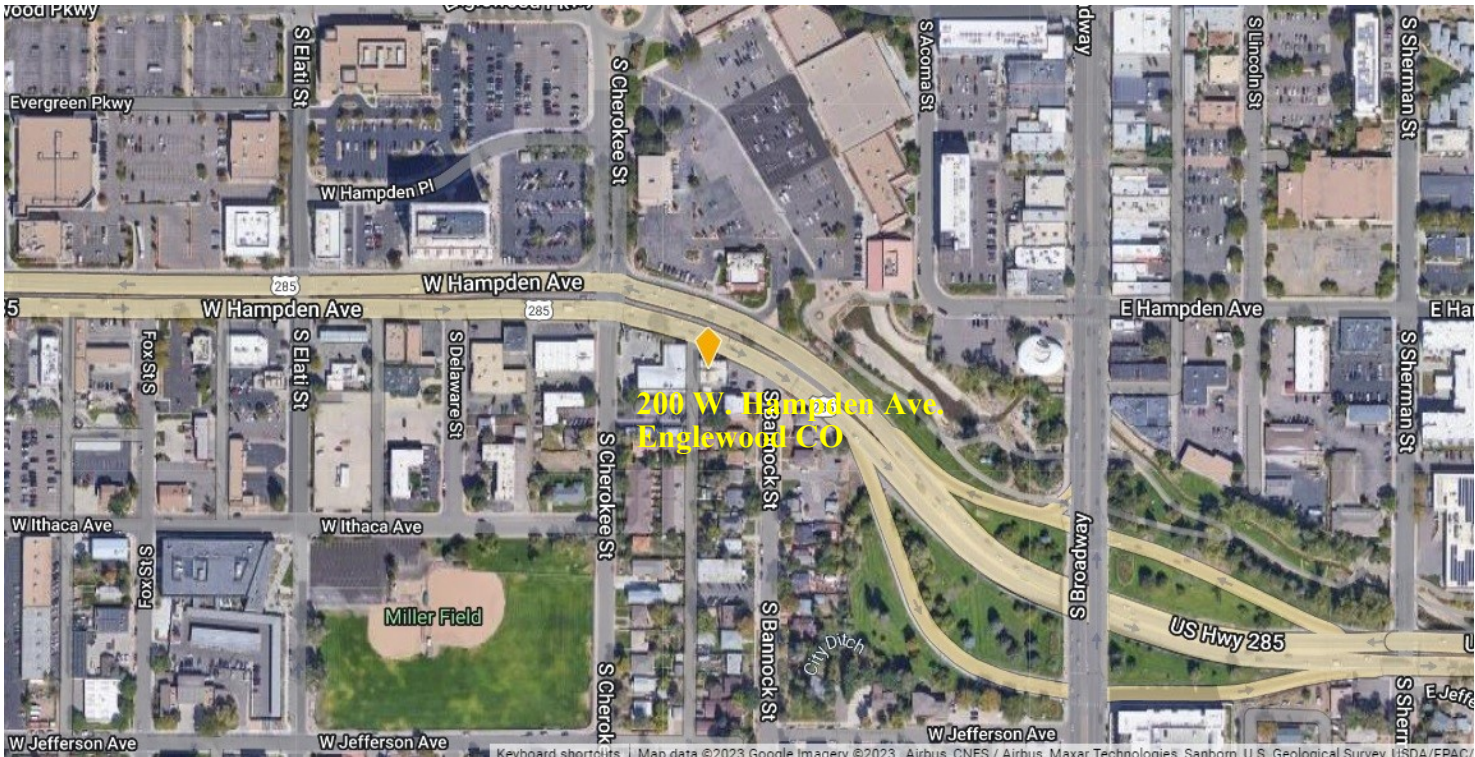
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Annual Property Operating Data

Name	<u>200 W. Hampden</u>		
Location	<u>Englewood CO</u>		
Type of Property	<u>Office</u>	Purchase Price	<u>\$1,199,900</u>
Size of Property	<u>6,825</u> (Sq. Ft./Units)	Acquisition Costs	
		Loan Points	
Purpose		Down Payment	

		Existing	Balance	Payment	#Pmts. /Yr.	Interest	Term
Assessed/Appraised Values							
Land		1st					
Improvements		2nd					
Personal Property							
Total		Potential					
		1st					
Adjusted Basis as of:	<u>\$1,199,900</u>	2nd					

ALL FIGURES ARE ANNUAL \$/SQ FT %
or \$/Unit of GOI COMMENTS/FOOTNOTES

POTENTIAL RENTAL INCOME			<u>38,643.60</u>	Gross Income \$10.52/RSF/Year
Plus: Other Income (affected by vacancy)				43.95% vacancy
Less: Vacancy & Cr. Losses	(of <u>38,643.60</u>)		
EFFECTIVE RENTAL INCOME			<u>38,643.60</u>	
Plus: Other Income (not affected by vacancy)				
GROSS OPERATING INCOME			<u>38,643.60</u>	
OPERATING EXPENSES:				
Real Estate Taxes		<u>23,235</u>		
Personal Property Taxes				
Property Insurance		<u>2,804</u>		
Power		<u>8,933</u>		
Water		<u>1,319</u>		
Trash		<u>1,901</u>		
Janitorial		<u>2,700</u>		
HVAC Service		<u>400</u>		
Snow Removal		<u>1,093</u>		
Accounting and Legal				
Licenses/Permits				
Advertising				
Supplies				
Miscellaneous Contract Services:				
TOTAL OPERATING EXPENSES			<u>42,384</u>	\$6.21/RSF/Year
NET OPERATING INCOME			<u>(3,740)</u>	
Less: Annual Debt Service				
Less: Funded Reserves				
Less: Leasing Commissions				
Less: Capital Additions				
CASH FLOW BEFORE TAXES			<u>(\$3,740)</u>	

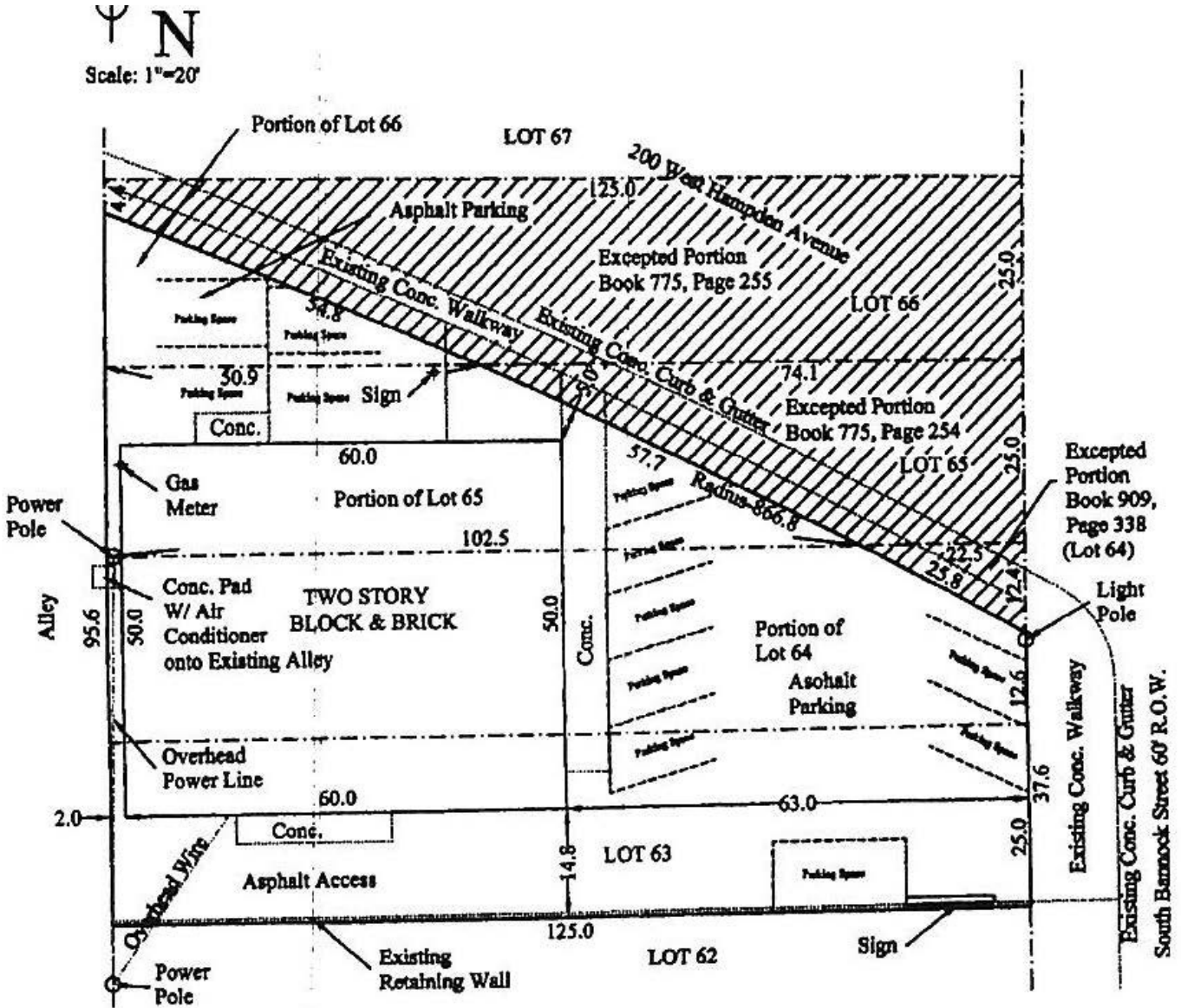
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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared by: _____

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On the basis of my knowledge, information and belief, I hereby certify that this Improvement Location Certificate was prepared for REAL ESTATE OF THE ROCKIES, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. It does not show the true property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are shown as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC. and Robert E. Port will not be liable for more than the amount of the Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose other than that acknowledged hereon is deemed consent to all terms stated hereon.

NOTE:
SURVEY IS DRAWN USING
PLATTED ANGLES OR
BEARINGS AND DIMENSIONS

27268

11-25-2008

Robert E. Port, L.S. 27268 Robert M. Hayden, L.S. 27268