

OWNER WILL CARRY LOAN

City Park Office Mansion For Sale or Lease

1835 Gaylord St., Denver CO 80206



FOR SALE:

Price: ~~\$950,000~~ \$895,000 (\$217.50/GSF)

FOR LEASE:

Rate: \$22.75/SF Modified Gross

Building Size: 4,115/GSF

Site Size: 6,250 Square Feet

Taxes: \$14,987.14 2017 due 2018

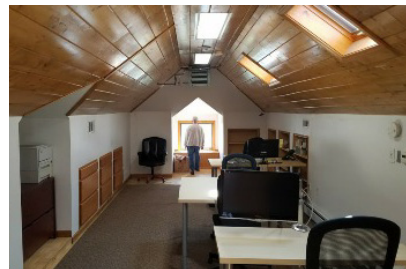
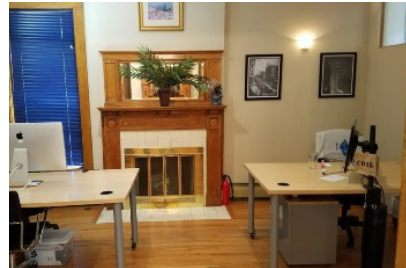
Parking: Detached 2 car brick garage plus 6 off-street spaces

Age: 1926

Stories: 2 1/2 with partial basement

County: Denver

Zoning: G-RO-3



- City Park West is situated 20 blocks East of the Central Business District
- 2 blocks from Presbyterian Hospital
- Newly painted exterior and interior
- Oak hardwood flooring and millwork throughout
- Premises can be converted to a residence
- Located near Denver City Park. City Park consists of two Denver venues. The Denver Zoo, and Museum of Natural History. This neighborhood is blocks from the Central Business District, Uptown, and North Capitol Hill neighborhoods



SHELDON • GOLD REALTY INC.
commercial real estate services

Dan Arizumi, Broker Associate or Eric J. Gold, President
303.741.2500

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

darizumi@sg-realty.com or egold@sg-realty.com

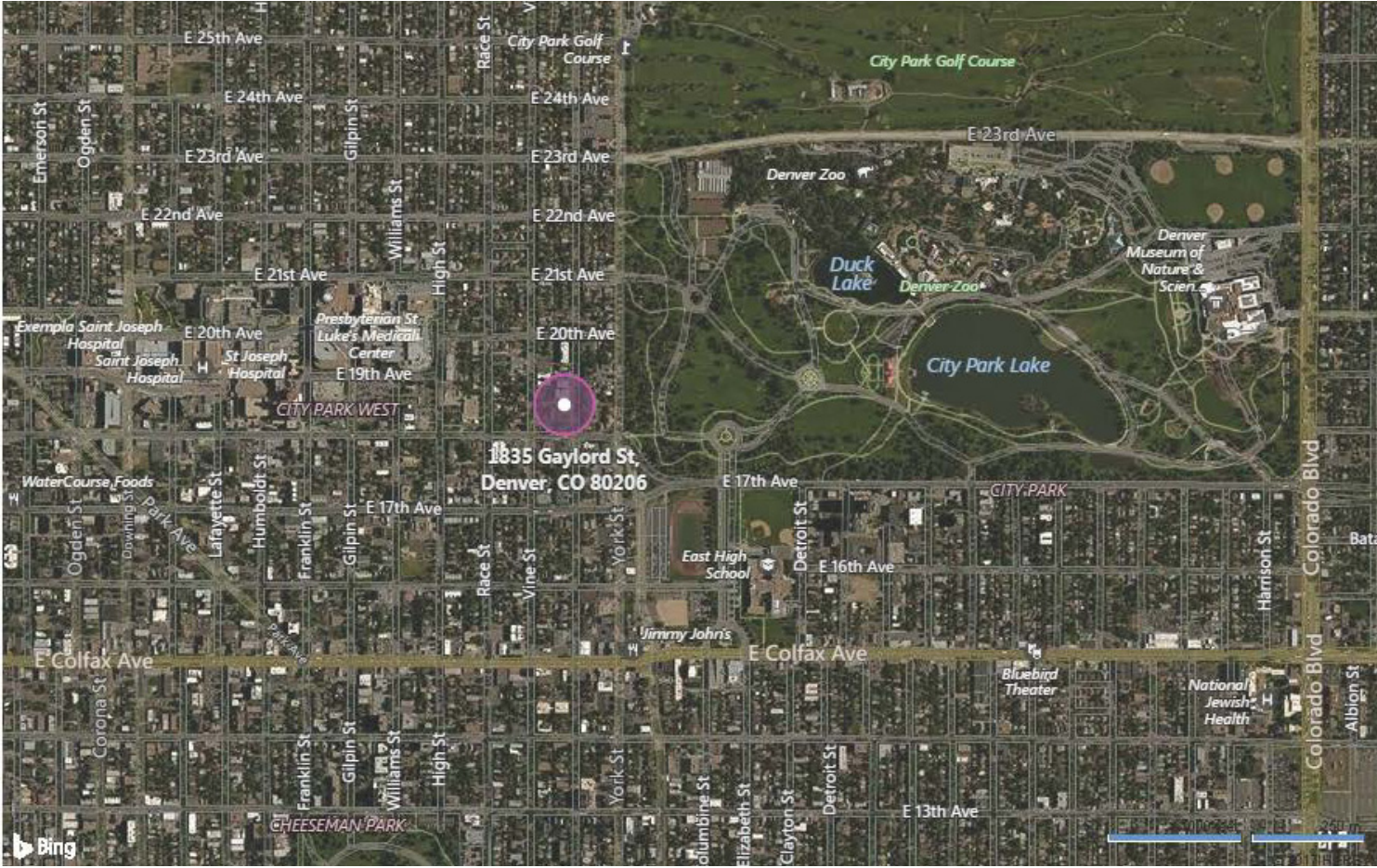
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COMMERCIAL OFFICE SPACE

1835 Gaylord St.
Denver CO 80206



OFFICE OWNERSHIP ANALYSIS

Price \$ 895,000.00

FOR: 1835 Gaylord St.
Denver CO 80206

Total Square Footage
4,115

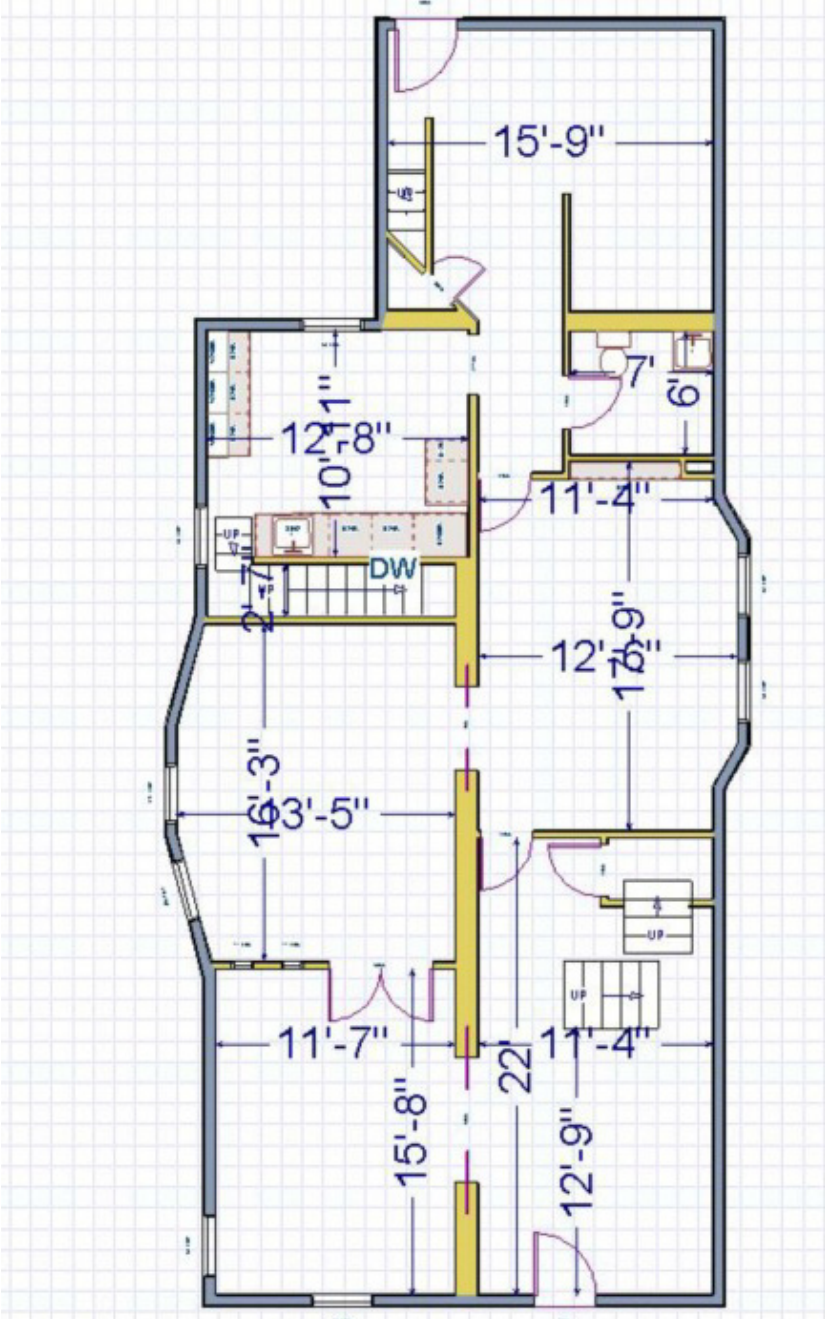
90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 805,500.00
Interest Rate	6.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 5,189.85
Annual Debt Service	\$ 62,278.17
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$670,000
 Current County Improvement Appraised Value \$326,200
 Ratio of Improvement Value 0.486865672

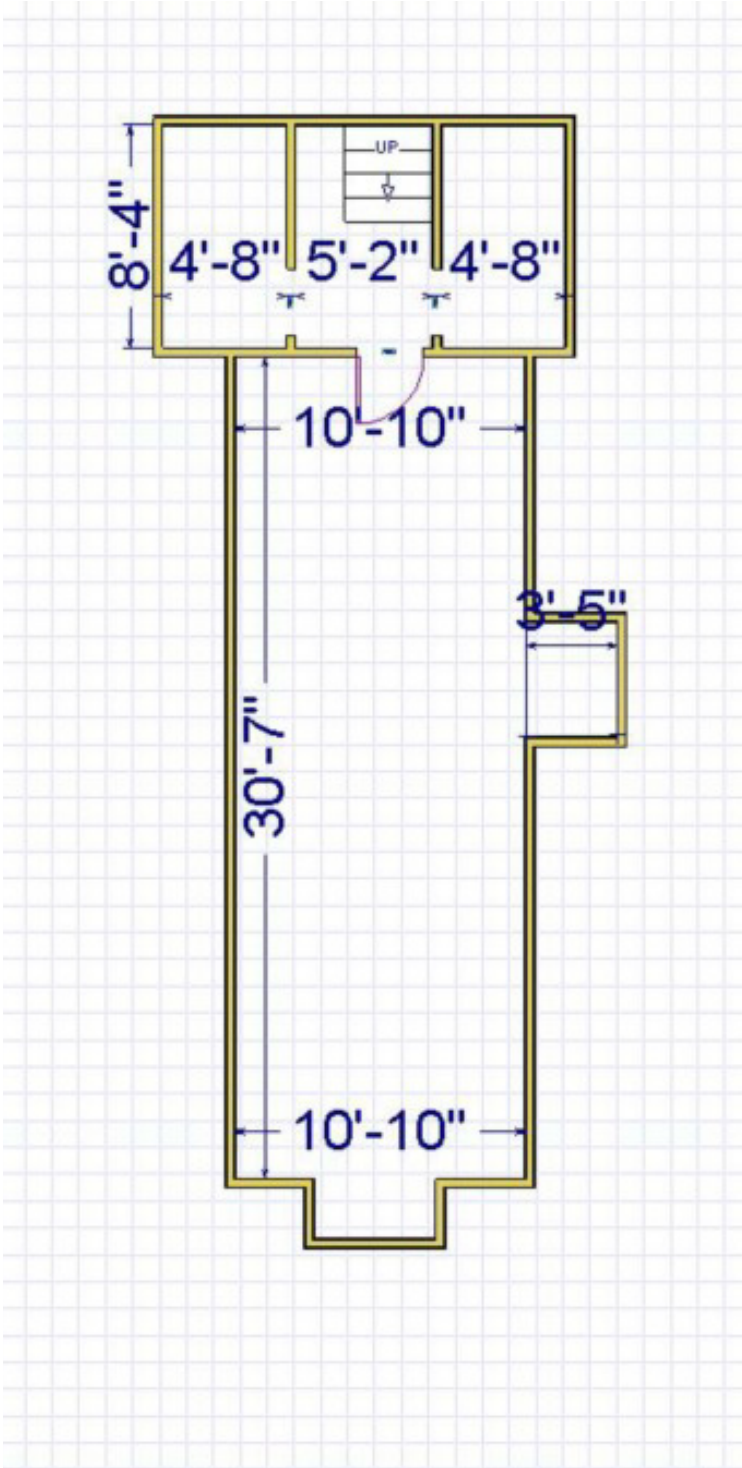
Annual Cost			
P&I	\$	62,278.17	
Taxes	\$	14,987.14	\$3.64 (sf/year Estimate)
Insurance	\$	2,259.00	\$0.55 (sf/year Estimate)
Repairs & Maintenance	\$	5,615.00	\$1.36 (sf/year Estimate)
Management Fees	\$	4,011.00	\$0.97 (sf/year Estimate)
			\$6.53 (sf/year Estimate)
Total Cash Outflow	\$	89,150.31	
Less equity build up	\$	14,338.21	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	74,812.10	
LESS TAX SAVINGS			
Depreciation	\$	3,910.53	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	16,778.99	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	54,122.58	Annually
	\$	4,510.22	Monthly
	\$	13.15	Per Square Foot Per Year

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1835 Gaylord St.
Denver CO 80206
First Floor



1835 Gaylord St.
Denver CO 80206
Third Floor



1835 Gaylord St.
Denver CO 80206
Basement

