

Contact: **R. Gail Hamilton, CCIM** 303-777-2007(o). 303-898-4245(c).

OWNERSHIP OPPORTUNITY: OFFICE CONDOS 3,073-3,981 ssf FOR SALE near Cherry Creek with Abundant Parking Units 201-203 (3,073 ssf) and Unit 220 (908 ssf)



PRIME

469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80246

Fantastic location at lighted corner of S Cherry St and E Virginia Ave, approx one mile from Cherry Creek, near the Cherry Creek bike path and the planned 10-acres, Glendale (4 Mile) Entertainment District with concert venues, restaurants, and movie theaters. Quick walk to grocery, shopping, restaurants, fitness center, bus lines etc.

SIGNAGE:

Monument sign on NW Corner of S Cherry and E Virginia Ave; 2-sided, 2 face plates.

PARKING:

Four dedicated, covered parking spaces and large surface lot, ~59 spaces at no charge.

BUILDING:

7 office condo units, 2-story, reinforced concrete, total 15,048 SF. YOC 1979/2018 renov.

PORTFOLIO

3,981 ssf consisting of 3,073 ssf (#201-203) and 908 ssf (#220) units. Includes furniture.

#201-203

3,073 ssf. Remodeled 2018. Lots of natural light; window glass on 3 sides of building.

Reception, 7 privates, large open work area, 3 cubicles, conf room, print +storage, IT room.

#220

908 ssf. Remodeled 2019. Reception/open area, 3 privates, conference room.

PRICE:

\$940,000 3,073 SSF = \$306/ssf.

\$309,000 908 SSF = \$340/ssf. If combined: \$1,189,000 or \$299/ssf.

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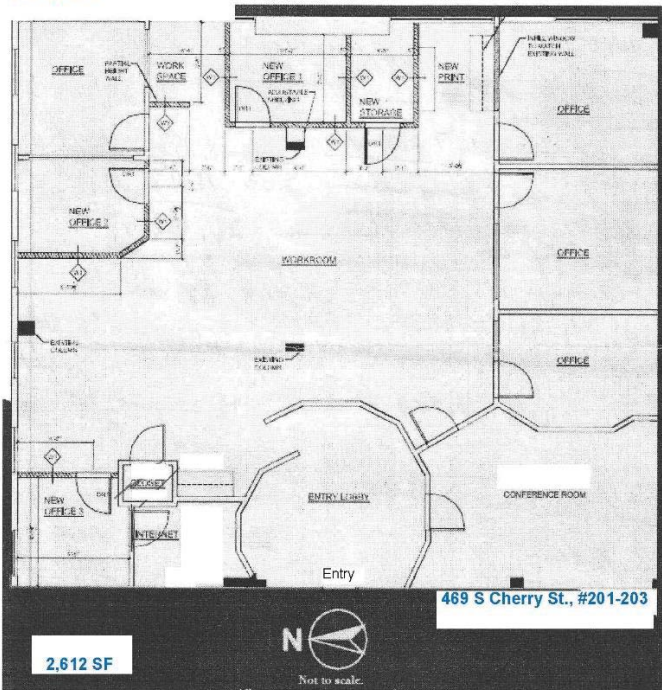
INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS



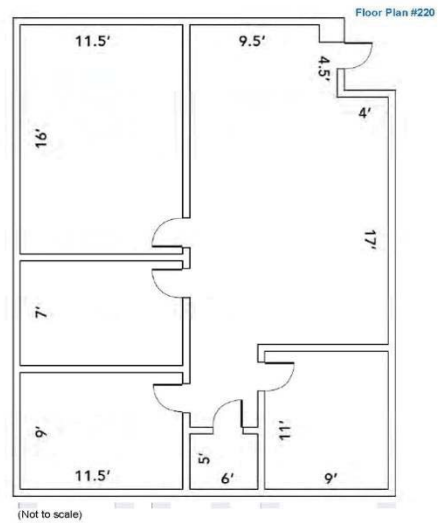
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Floor Plan



469 S Cherry St., Denver, CO #220 823 SF



Very Bikeable
Biking is convenient for most trips.



Very Walkable
Most errands can be accomplished on foot.



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Units #201-203 3,073 SSF

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Cherry Creek Commons Condominiums 469 S Cherry St - Unit 220 – 908 SSF



Operating Expenses:

Unit	BOA Dues/mo.*	Taxes/yr (est 2024)	Totals:
201-203 3,073 ssf	\$1,732 (\$6.76/sf/yr)	\$22,070 (\$7.18/sf)	\$14.94/sf/year total #201-#203
220 908 ssf	\$ 533 (\$7.04/sf/yr)	\$ 6,656 (\$7.33/sf)	\$14.37/sf/year total #220
All Units 3,981 ssf	\$2,265/mo.	\$28,726 Arap County	

*BOA includes all operating expenses, i.e. property ins, exterior & interior common area repairs/maint, all utilities

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