

# Property Details

CONTROL: Exclusive VALUE: \$1,189,000  
LOAN: \$650,000  
EQUITY: \$539,000

TITLE: Remodeled Office Condos in Prime Cherry Creek Location  
TYPE: Office Building  
Two outstanding suites; efficient lay-outs totaling 3,981 SF in Central/SE Denver location across from the new Four Mile Entertainment District/Cherry Creek w/shopping, restaurants, theaters, etc. Tons of parking at no charge. Monument signage.

HAVE:

WEBSITE URL: [https://img1.wsimg.com/blobby/go/9c25fa1e-5b22-4e16-b758-6cb366b99ef1/469\\_S\\_Cherry.pdf](https://img1.wsimg.com/blobby/go/9c25fa1e-5b22-4e16-b758-6cb366b99ef1/469_S_Cherry.pdf)

ADDRESS: 469 S Cherry Street, #201 and #220, Denver, Colorado

BENEFITS TO NEW OWNER: Fantastic office location with lots of parking - Professionally remodeled office condos are 3,073 and 908 sf = 3,981 sf. High walk and biking scores.

GROSS SCHEDULED INCOME: \$120,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$54,500  
NOI: \$65,500  
DEBT SERVICE: \$0  
CASH FLOW: \$65,500  
CAP RATE: 5.51%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$615,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Will consider partial trade with path to cash i.e. residential property.

MOTIVATION: Owner moved offices to Southern Calif.

CAN ADD: ?

REMARKS: Income is projected. OpEx includes all utilities.

OWNER: Habib Cherry Properties LLC

COUNSELOR: Gail Hamilton, CCIM  
PO Box 40123  
Denver, , 80204

Phone: 303-898-4245  
Email: [gghamilton@ccim.net](mailto:gghamilton@ccim.net)