

Property Details

CONTROL: Exclusive VALUE: \$1,296,000
 LOAN: \$650,000
 EQUITY: \$646,000

TITLE: 8,600 SF Office Bldg on ~1/2 Ac, Adjacent Light Rail Station
 TYPE: Office Building

HAVE: Renovated 8,600 SF Office Building on 20,497 SF parcel adjacent RTD-
 Wadsworth Light Rail Station, West line. Great location in Opportunity
 Zone and W. Colfax Reinvestment Area (Urban Renewal). Upside: M-C-T
 zoning (TOD) for multi-family, up to 8 stories

WEBSITE URL: https://img1.wsimg.com/blobby/go/9c25fa1e-5b22-4e16-b758-6cb366b99ef1/7400_W_14th_Ave.pdf

ADDRESS: 7400 W 14th Ave, Denver, Colorado

BENEFITS TO NEW OWNER: Prime investment/location for many uses. Ready for occupancy. Flexible
 TOD zoning allows redevelopment to 8-story multi-family units - tax
 credits/incentives available in Urban Renewal & Opportunity Zone.

GROSS SCHEDULED INCOME: \$137,000 Projected
 VACANCY LOSS: \$6,900
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$47,000
 NOI: \$83,100
 DEBT SERVICE: \$0
 CASH FLOW: \$83,100
 CAP RATE: 6.41%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$650,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Seller may take paper in trade or residential property with path to cash

MOTIVATION: Property was owner occupied by non-profit - now, they work remotely.

CAN ADD: Possible seller-carry financing.

OWNER: Triple Bottom Line Foundation

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