

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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