

# 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](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

COUNSELOR: Gail Hamilton, CCIM Phone: 303-898-4245  
 PO Box 40123 Email: ghamilton@ccim.net  
 Denver, , 80204