

OFFICE BUILDING FOR SALE

5261 S. Quebec St., Greenwood Village CO 80111



FEATURES

- Stand-alone office building
- Located in the popular Greenwood Triangle Office Park next to Running Fox park
- Walking distance to Belleview light rail station
- Walk to numerous shops & restaurants at Landmark Village
- Outdoor seating and BBQ area
- Easily divisible for 2 tenants
- Comcast internet

Sale Price: \$1,199,000 (\$237.05/GSF)

Size: 5,058 Gross Square Feet

County: Arapahoe

Year Built: 1980

Assoc. Dues: \$970.60/Month

Taxes: \$13,744.99 2020 due 2021

Parking: Approximately 3.1/1000 with 5 reserved spaces

Roof: 2018, metal and membrane

Electric Panels: 2017

Lighting: All new LED lighting in 2014

HVAC: 2018-3 gas forced air systems each with 2 zones



Video Tour at <https://youtu.be/2Ne-NwERPv8>



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commercial real estate services

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COMMERCIAL OFFICE BUILDING



OFFICE BUILDING FOR SALE
5261 S. Quebec St.
Greenwood Village CO 80111



OFFICE OWNERSHIP ANALYSIS
 Price \$ 1,199,000.00

FOR: 5261 S. Quebec St.
 Greenwood Village CO

Total Square Footage
 5,058

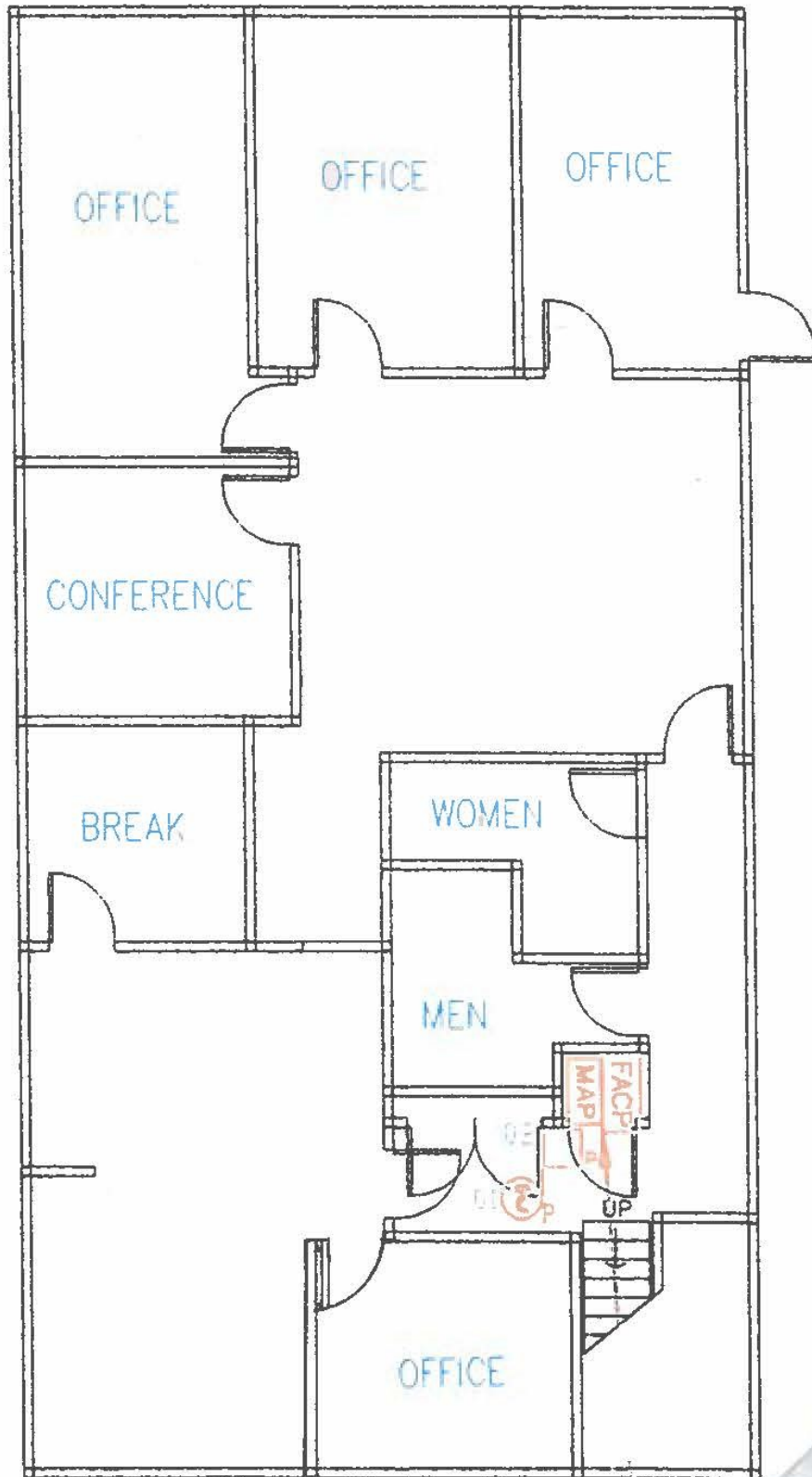
90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 1,079,100.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 5,695.89
Annual Debt Service	\$ 68,350.65
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$531,090
 Current County Improvement Appraised Value \$424,170
 Ratio of Improvement Value 0.79867819

Annual Cost		
P&I	\$ 68,350.65	
Association Dues	\$ 11,647.20	\$2.30
Taxes	\$ 13,744.99	\$2.72
Insurance	\$ 2,000.00	\$0.40 (sf/year Estimate)
Utilities	\$ 6,322.50	\$1.25 (sf/year Estimate)
Misc Maintenance	\$ 1,264.50	\$0.25 (sf/year Estimate)
Janitorial	\$ 5,058.00	\$1.00 (sf/year Estimate)
		\$7.92 (sf/year Estimate)
Total Cash Outflow	\$ 108,387.84	
Less equity build up	\$ 25,653.57	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$ 82,734.27	
LESS TAX SAVINGS		
Depreciation	\$ 8,593.98	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$ 14,943.98	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$ 59,196.31	Annually
	\$ 4,933.03	Monthly
	\$ 11.70	Per Square Foot Per Year

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 Assumptions here are for illustration purposes only and may not reflect your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.

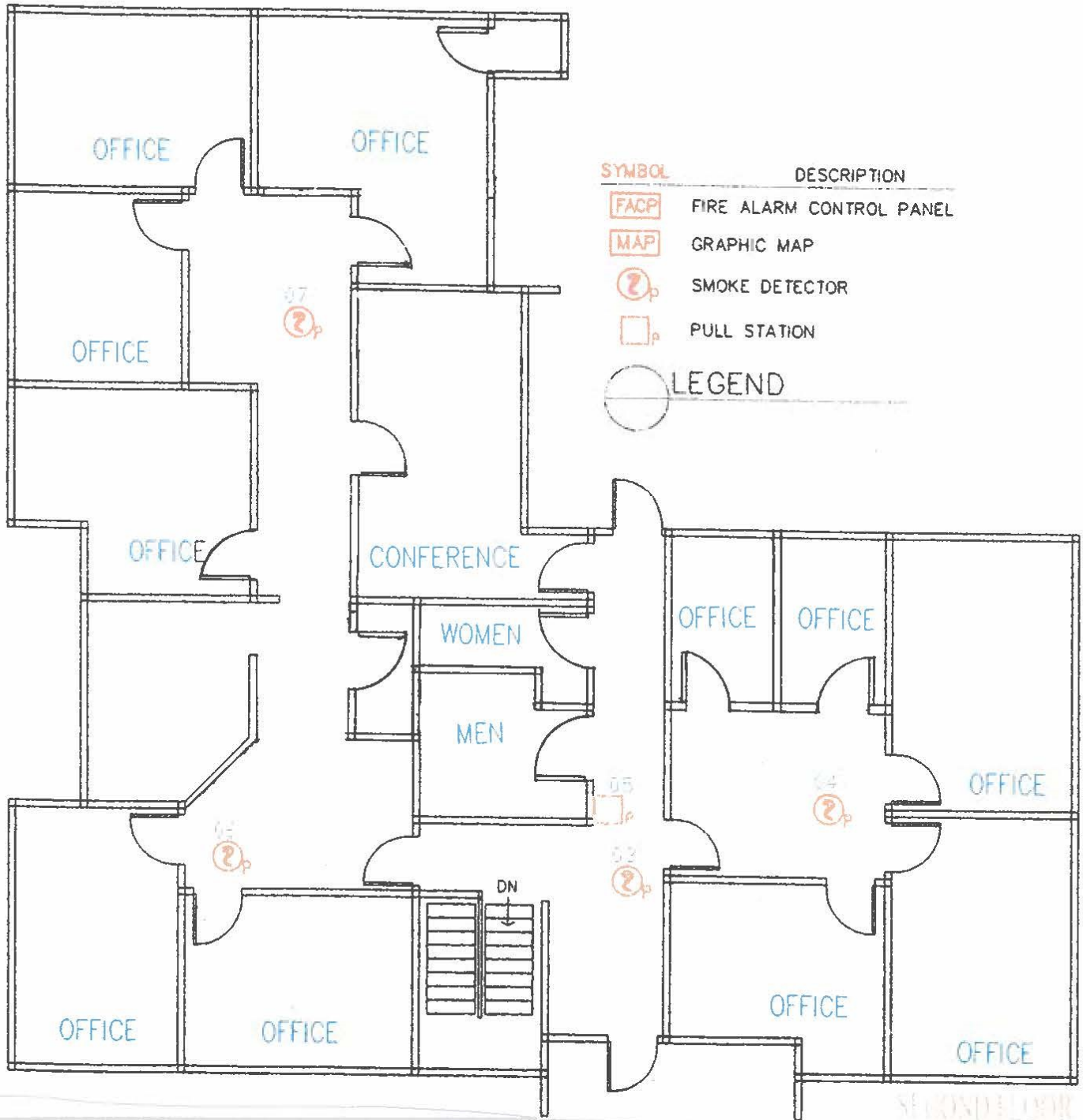
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1st Floor Plan



OFFICE BUILDING FOR SALE

5261 S. Quebec St., Greenwood Village CO 80111

2nd Floor Plan



SYMBOL	DESCRIPTION
	FIRE ALARM CONTROL PANEL
	GRAPHIC MAP
	SMOKE DETECTOR
	PULL STATION
	LEGEND