

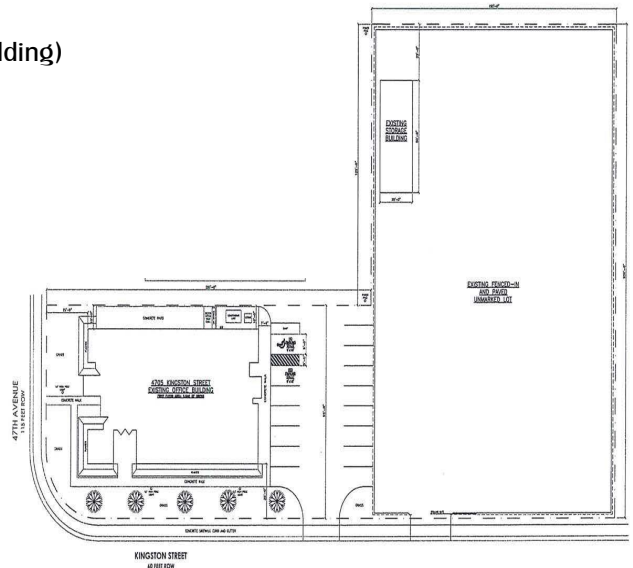
12,000/SF BUILDING ON 1.19 ACRES INDUSTRIAL GROUND WITH OUTDOOR STORAGE FOR SALE

4705 and 4745 N. Kingston St.
Denver CO 80238



COMMERCIAL OFFICE BUILDING

Building Size: 11,989/SF
 Sale Price: ~~\$1,400,000~~ **\$1,275,000** (\$106.35/SF building)
 (\$27.02/SF land)
 Land Size: 4705 N. Kingston (building) 18,803/SF
 4745 N. Kingston (land) 33,002/SF
 County: Denver
 Taxes: \$32,380.94.90 2020 due 2021
 Age: 1970
 Parking: 20 surface lot spaces
 Roof: 2014
 Zoning: I-B



Features:

- Includes out parcel garage building with 3 16x8 garage doors. Approximately 1,200 square feet
- Extra ground is paved
- Rare user building with extra fenced yard in Montebello industrial submarket
- Great location for contractors with the 33,000/SF lot for parking for fleets or material supplies
- Large office space with open meeting hall for training, Electrical contractors, HVAC, Plumbers, Carpenters Union or any Union organizations.



Eric J. Gold, President
Sheldon-Gold Realty Inc.
Office: 303.741.2500
Cell: 303.564.8500
 9025 E. Kenyon Ave., Suite 100
 Denver, CO 80237
 egold@sg-realty.com
 www.sg-realty.com



Gary A. Molinaro, President
Denver Commercial Properties
Direct: 303.907.6200
 714 S. Pearl St.
 Denver, CO 80209
 gary@dcp1.com
 www.denvercommercialproperties.com

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OWNER/USER OFFICE BUILDING OR REDEVELOPMENT FOR SALE

4705 and 4745 N. Kingston St.
Denver CO 80238



OFFICE OWNERSHIP ANALYSIS
 Price \$ 1,275,000.00

FOR: 4705 and 4745 N. Kingston St.
 Denver CO

Total Square Footage
 11,989

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 1,147,500.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 6,056.93
Annual Debt Service	\$ 72,683.13
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$1,155,400
 Current County Improvement Appraised Value \$967,400
 Ratio of Improvement Value 0.837285788

Annual Cost		
P&I	\$ 72,683.13	
Taxes	\$ 32,380.94	\$2.70 (sf/year Estimate)
Insurance	\$ 7,000.00	\$0.58 (sf/year Estimate)
Maintenance	\$ 5,000.00	\$0.50 (sf/year Estimate)
Utilities	\$ 14,986.25	\$1.25 (sf/year Estimate)
Snow Removal	\$ 1,350.00	\$1.25 (sf/year Estimate)
Landscaping	\$ 1,500.00	\$0.25 (sf/year Estimate)

\$6.53 (sf/year Estimate)

Total Cash Outflow \$ 134,900.32

Less equity build up \$ 27,279.65 (First year only-number increases in subsequent years)

TOTAL COST
 BEFORE TAXES \$ 92,634.42

LESS TAX SAVINGS

Depreciation \$ 9,580.48 (Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
 Interest Deduction \$ 15,891.22 (First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN \$ 67,162.72 Annually
 \$ 5,596.89 Monthly
 \$ 5.60 Per Square Foot Per Year

Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
 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.

UNION TAXI COOPERATIVE

ONE STORY OFFICE BUILDING
WITH BASEMENT, BUILT 1970
OCCUPANCY GROUP B

ZONED I-B, U0-2
4705 KINGSON STREET
DENVER, CO 80239

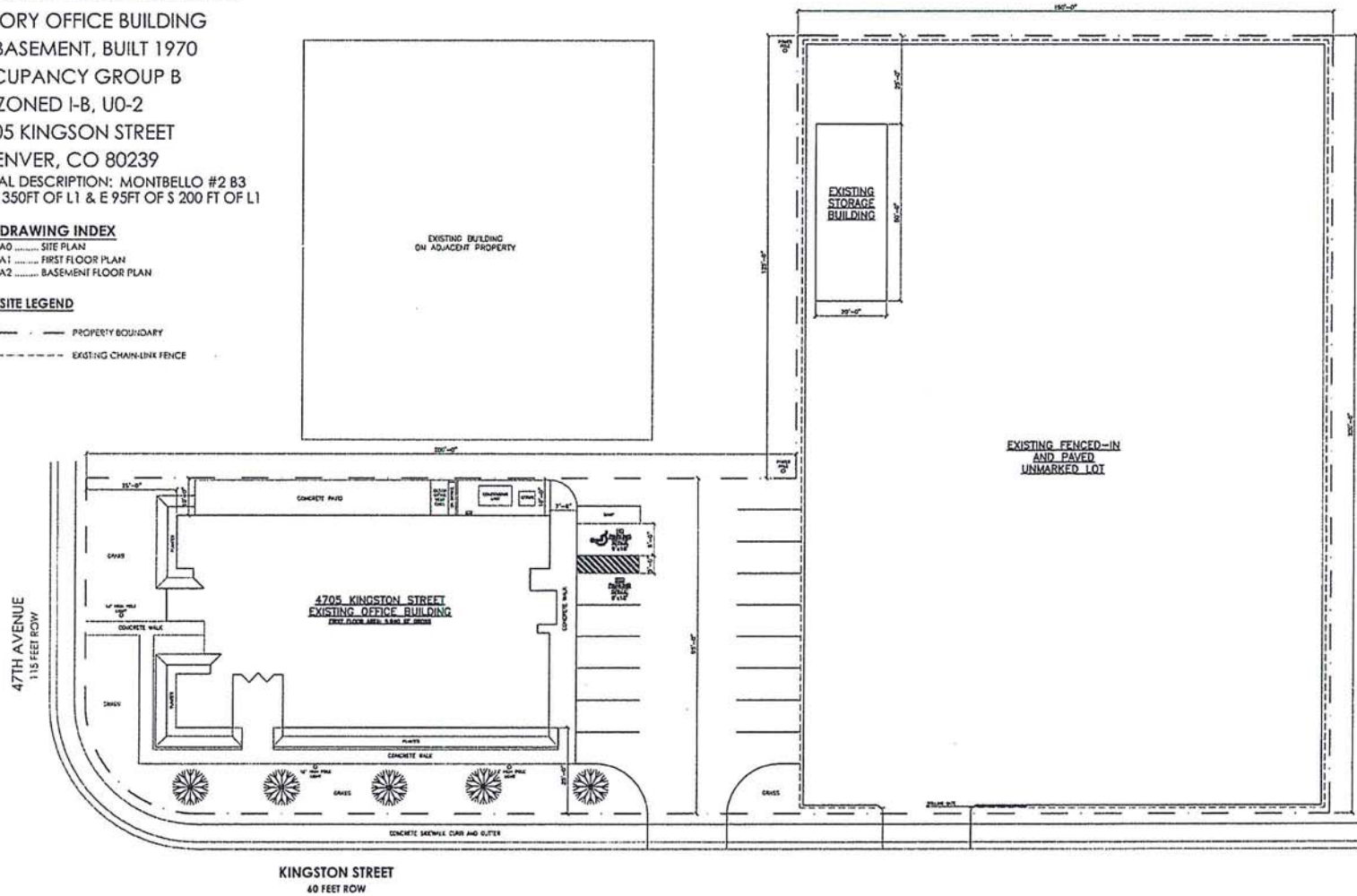
PARCEL LEGAL DESCRIPTION: MONTBELLO #2 B3
N 150FT OF S 350FT OF L1 & E 95FT OF S 200 FT OF L1

DRAWING INDEX

- A0 SITE PLAN
- A1 FIRST FLOOR PLAN
- A2 BASEMENT FLOOR PLAN

SITE LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - EXISTING CHAIN-LINK FENCE



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EXISTING CONDITIONS SITE PLAN

SCALE: 1"=15'-0"
SCALE OF FEET



PROJECT ARCHITECT:
JOHN S. HAGEN, P.A.
1231 S. WOOD AVE.
HIGHLAND RANCH, CO 80129
JOHN.HAGEN@COCHART.COM



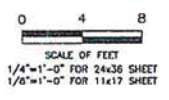
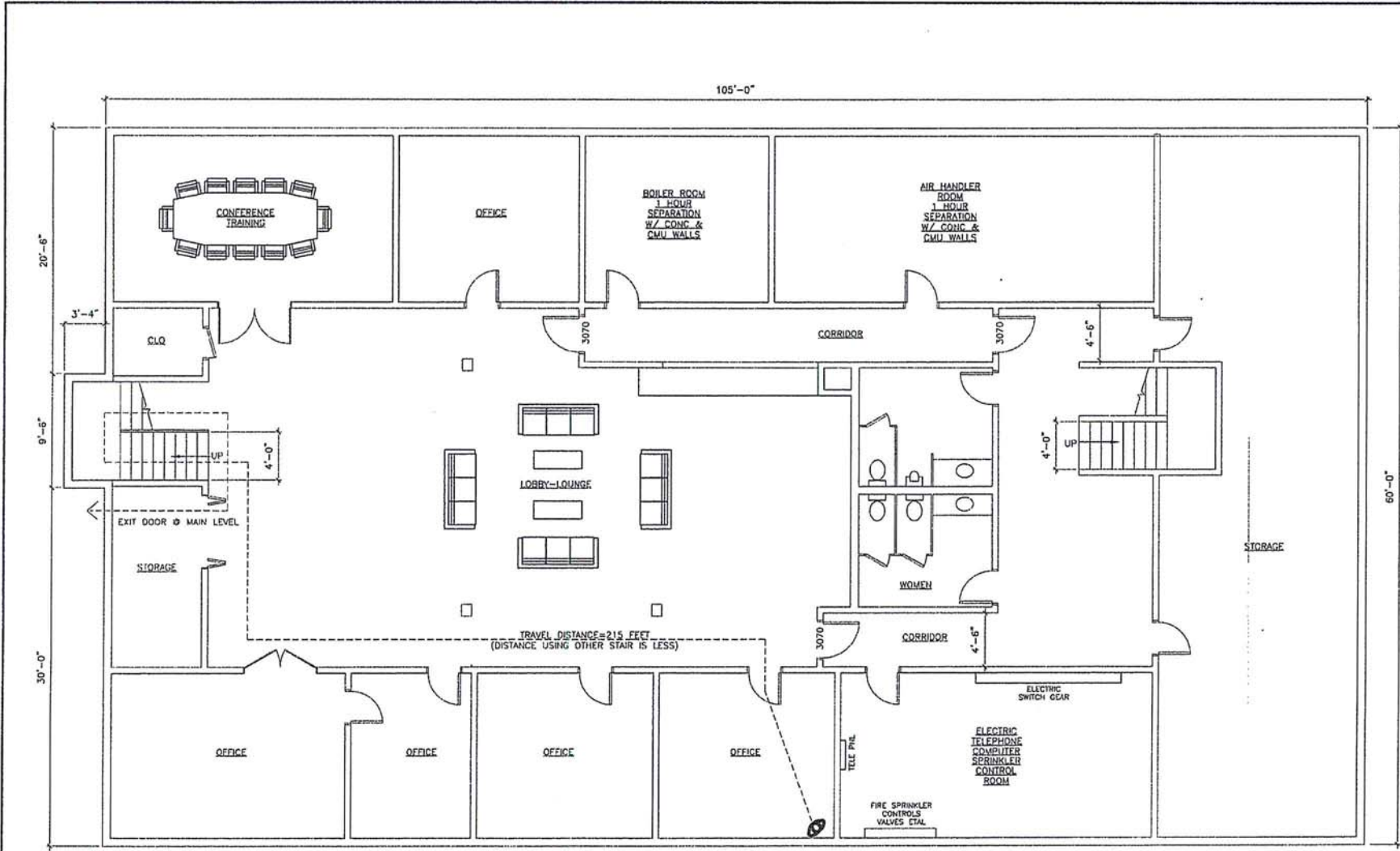
PLANS PREPARED FOR:
UNION TAXI
303-922-2222

EXISTING CONDITIONS
SITE PLAN

PROJECT ADDRESS
4705 KINGSON STREET
DENVER, CO 80239

Issue Date
SUBM 2016

A0



**4705 KINGSTON STREET
EXISTING CONDITIONS
BASEMENT FLOOR PLAN**

PROJECT ARCHITECT:
JOHN S. HAGEN, L.A.
1025 W. 10TH AVE.
DENVER, CO 80202
HIGHLAND RANCH, CO 80119
303.733.0000
john.hagen@hagencor.com



PLANS PREPARED FOR:
DINCHAKI
303.722.2222

**EXISTING CONDITIONS
BASEMENT FLOOR PLAN**

PROJECT ADDRESS
4705 KINGSTON STREET
DENVER, CO 80227

DATE: 11/24/14

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