

# NEW OFFICE/MEDICAL CONDOMINIUM CONVERSION FOR SALE LAST UNIT REMAINING!

**7325 S. Pierce St., Littleton CO 80128**



Sale Price: \$155.00/SSF  
 Building Size: 13,172/SF per the County  
 9,565/USF per the condo map  
 12,212/SSF per the condo map  
 County: Jefferson  
 Year Built: 1984  
 Association Dues: \$7.79/SF/Year  
 Taxes: Estimated at \$7.33/SSF  
 Parking: 3.3/1,000 (total 44 spaces)



UNIT AVAILABLE	SALEABLE SQUARE FEET	PRICE
Unit 102	2,400.75	\$372,116.25 (\$155.00/SSF)



**Features:**

- Located in the heart of the Columbine neighborhood with Strong suburban Demographics
- Well known location at W. Ken Caryl Ave & Pierce St.
- 2 story brick Professional Medical Building
- Energy efficient solar powered building
- Quite, park like setting with outside picnic tables overlooking a small pond with water fountain
- Great access to Wadsworth Blvd. and C-470



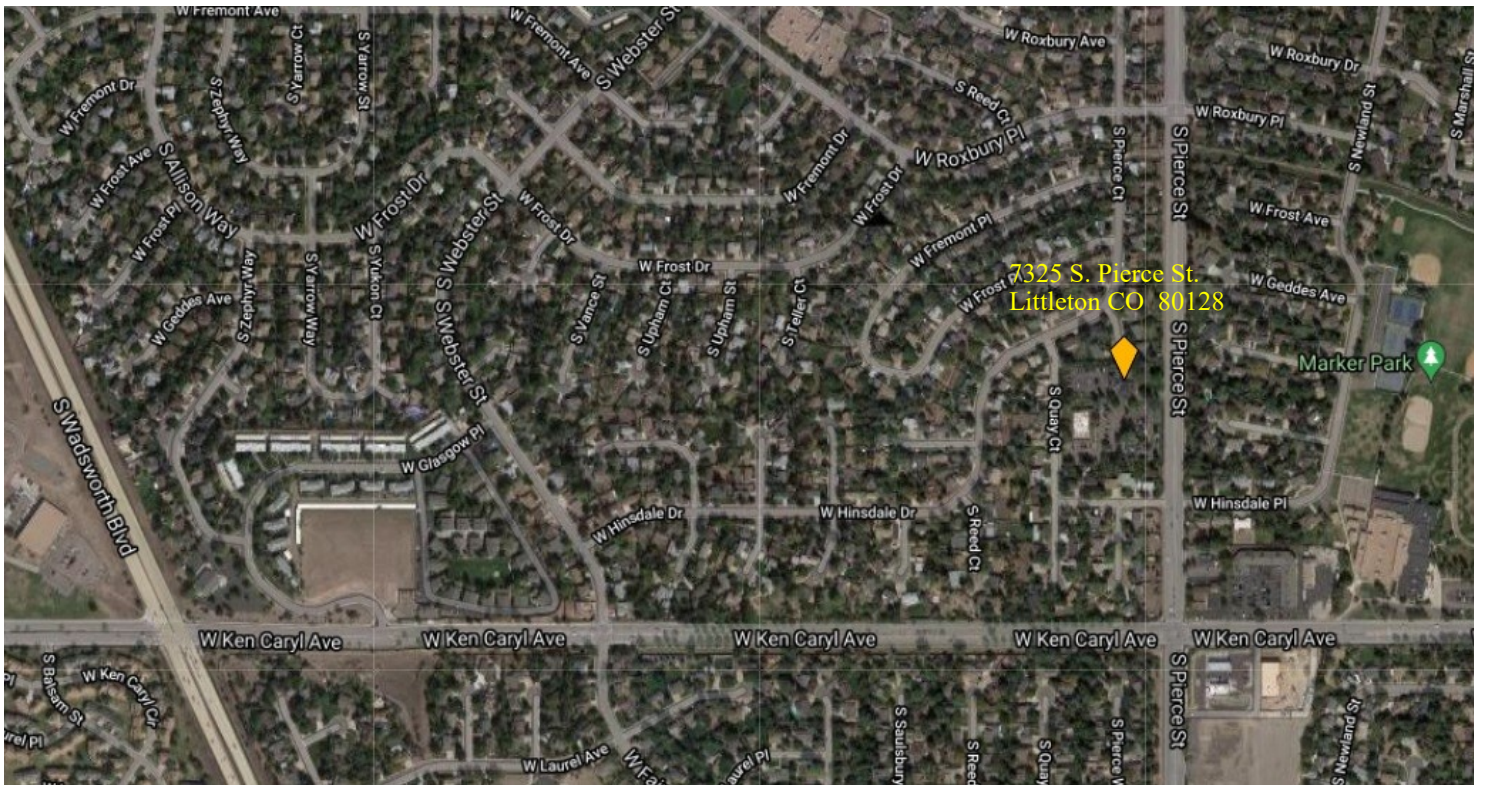
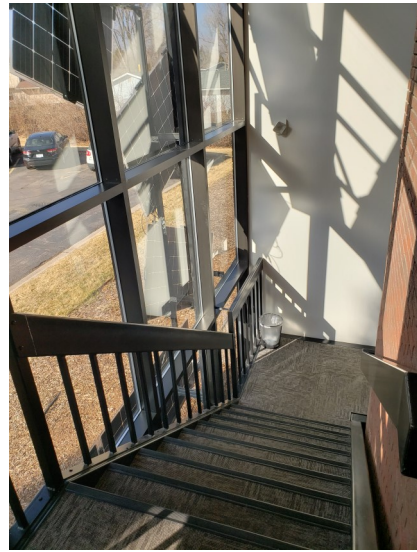
Eric J. Gold, President  
 Mary Jo Cummings, Executive Director Brokerage Services  
**Office: 303.741.2500 Eric Cell: 303.564.8500 Mary Jo Cell: 720.220.6000**  
 9025 E. Kenyon Ave., Suite 100, Denver, CO 80237  
 egold@sg-realty.com mcummings@sg-realty.com www.sg-realty.com

SHELDON • GOLD REALTY INC.  
 commercial real estate services



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COMMERCIAL OFFICE CONDOMINIUMS





**Let The Bancorp Bank  
help with your financing needs**

**SBA 7a & SBA 504 Loans Available**

George Taylor, VP Small Business Lending  
720-323-7408  
[gtaylor@thebancorp.com](mailto:gtaylor@thebancorp.com)

*Estimated Loan Scenario for an SBA 7a loan to purchase 1,000 square feet @\$219/square foot at 7325 S Pierce St. Littleton, CO 80128*

Use of Proceeds	Loan	Borrower	Total Project
Real Estate	201,300	17,700	219,000
Estimated Closing Costs	12,000	6,000	18,000
SBA Guaranty Fee	0	0	0
<b>Total</b>	<b>213,300</b>	<b>23,700</b>	<b>237,000</b>

Term: 25 years Fully Amortizing Loans, No Balloon Payments  
Rate: 9.00% Fixed for 5 years and will reset every 5 years  
Estimated Payment: \$1,790 Per Month

**Rates are based on WSJ Prime Rate +2%, today's market rates, and are subject to change.**

**Options may be available for up to 100% financing.**

**Loan scenario is based on the purchase of real estate only. If you would like to have additional financing for improvements, equipment, operating capital, etc. we would be happy to consider.**

The Bancorp Bank is a national, preferred lender of the Small Business Administration. George Taylor has been involved in SBA lending since 2004 in the Colorado market. If you would like to start the loan application process, or need any further information please let me know and I will be happy to assist.



OFFICE OWNERSHIP ANALYSIS

Price \$ 372,116.25

FOR: 7325 S. Pierce St., Unit 102  
Littleton CO

Total Square Footage  
2,400.75

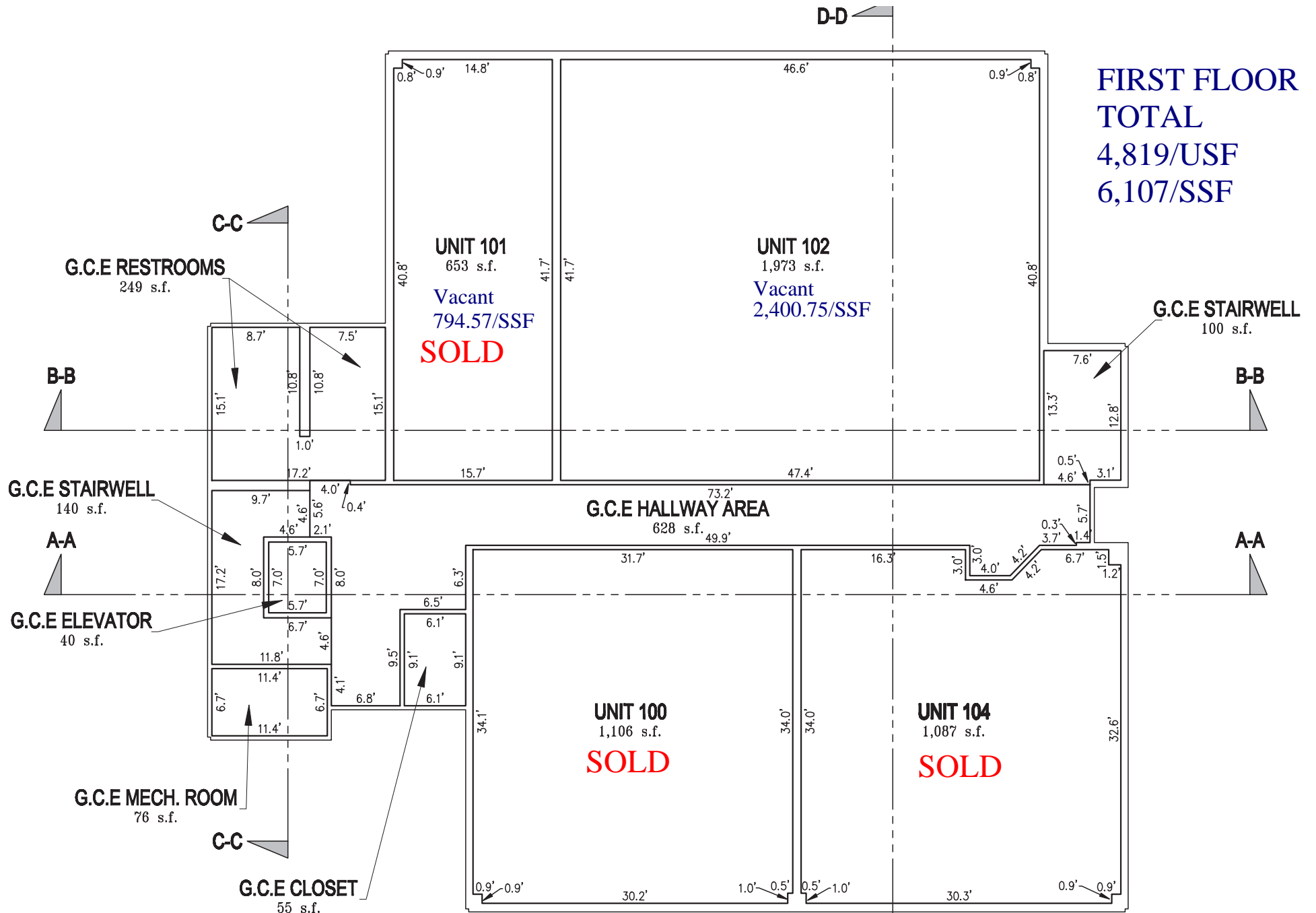
90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 334,904.63
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 2,261.30
Annual Debt Service	\$ 27,135.60
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$255,850  
 Current County Improvement Appraised Value \$189,490  
 Ratio of Improvement Value 0.740629275

Annual Cost				
P&I	\$	27,135.60		
Association Dues	\$	18,701.84	\$7.79 (sf/year Estimate)	
Taxes	\$	17,597.50	\$7.33 (sf/year Estimate)	
Condo Insurance	\$	600.19	\$0.25 (sf/year Estimate)	
Utilities				Included in Association Dues
Misc Maintenance	\$	600.19	\$0.25 (sf/year Estimate)	
Janitorial				Included in Association Dues
			<b>\$15.62 (sf/year Estimate)</b>	
Total Cash Outflow	\$	64,635.32		
Less equity build up	\$	5,529.61	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	59,105.71		
LESS TAX SAVINGS				
Depreciation	\$	2,473.34	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	7,562.10	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	49,070.28	Annually	
	\$	4,089.19	Monthly	
	\$	20.44	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.

**FIRST FLOOR  
TOTAL  
4,819/USF  
6,107/SSF**



**FIRST FLOOR PLAN**  
Scale: 1"=10'

SCALE: 1" = 10'



7325 South Pierce

Unit 102

2,400.75/SSF

