

INVESTMENT OR OWNER USER FLEX BUILDING & GARAGE ON 41,000/SF OF LIGHT INDUSTRIAL ZONED LAND FOR SALE

COMMERCIAL FLEX BUILDING



9999 Wadsworth Blvd., Westminster CO 80021

Price: \$1,100,000 (\$331.53/GSF)
Size: Main building 2,319/GSF; Garage 999/SF
Site Size: 41,156 Square Feet
Leased Square Footage: 100% - 2 tenants
Leases expiring December 31, 2021
Annual gross income: \$33,000
Taxes: \$9,843.88 2020 due 2021
Zoning: PUD (light industrial, general office & medical/dental offices, R & D lab & offices, nursery/greenhouse, limited retail)
County: Unincorporated Jefferson
Age: 1993
Roof: Metal - original
HVAC: New approximately 10 years ago.
1 roof-top Unit AC/Heat;
Garage: suspended gas heater

25,368 SF of land in the front building for parking and temporary storage.

15,797 SF of land in the back. The tenant has several temporary small buildings on site and keeps all mobile equipment there. Tenant provides all snow removal and lawn mowing & weed control.



Features:

Office Building

- Steel frame
- Clear span 40' wide
- 100% office finish
- Reception and waiting area/4 private offices Lab room with counter-top, two-compartment sink, space for refrigerator, Break room with sink, Two bathrooms, one with shower
- Cutout allows for re-installation of roll-up door
- Power: 150 amps, 1 phase, 3-wire 120/240V

Garage Building

- 2 10 x 10 drive-in doors
- 1/2 bath
- Power: 200 amps at 240 V 1-phase



SHELDON • GOLD REALTY INC.
commercial real estate services

Eric J. Gold, President and George Moseley, Broker Associate

Office: 303.741.2500

Cell: Eric: 303.564.8500 George: 303.204.3581

9025 E. Kenyon Ave., Suite 100, Denver, CO 80237

egold@sg-realty.com gmosley@sg-realty.com www.sg-realty.com

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.



FLEX BUILDING FOR SALE

9999 Wadsworth Blvd., Westminster CO 80021



OFFICE OWNERSHIP ANALYSIS
 Price \$ 1,100,000.00

FOR: 9999 Wadsworth Blvd.
 Westminster CO

Total Square Footage
 3,318

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 990,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 5,225.58
Annual Debt Service	\$ 62,707.02
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$415,500
 Current County Improvement Appraised Value \$246,990
 Ratio of Improvement Value 0.594440433

Annual Cost			
P&I	\$	62,707.02	
Utilities	\$	2,303.46	\$0.69 (sf/year Estimate)
Taxes	\$	9,843.88	\$2.97 (sf/year Estimate)
Insurance	\$	1,779.00	\$0.54 (sf/year Estimate)
HVAC Maintenance	\$	500.00	\$0.15 (sf/year Estimate)
Roof Maintenance	\$	700.00	\$0.21 (sf/year Estimate)
Water/Sewer	\$	708.35	\$0.21 (sf/year Estimate)
Trash Removal			\$0.00 Tenant pays
Snow/Landscaping			\$0.00 Tenant provides all snow removal/lawn mowing & weed control
			\$4.77 (sf/year Estimate)
Total Cash Outflow	\$	78,541.71	
Less equity build up	\$	23,535.39	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	55,006.32	
LESS TAX SAVINGS			
Depreciation	\$	5,868.19	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	13,710.07	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	35,428.05	Annually
	\$	2,952.34	Monthly
	\$	10.68	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.

FLEX BUILDING FOR SALE

9999 Wadsworth Blvd., Westminster CO 80021

**A PART OF TRACT 63-B, MANDALAY GARDENS,
LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO**

MANDALAY GARDENS

