

OWNER/USER OFFICE BUILDING FOR SALE

900 S. Kipling Parkway, Lakewood CO 80226



Sale Price: \$880,000 (\$171.54/GSF)
 Building Size: 3,600/GSF per the County plus
 1,530/GSF on the garden level for a total of 5,130/GSF
 Levels: 3
 Site Size: 23,435/SF
 Elevators: None
 County: Jefferson
 Zoning: M-N-S (Mixed Use-Neighborhood-Suburban)
 Year Built: 1977
 Taxes: \$18,871.02 2020 due 2021
 Parking: 28 spaces per Google
 Roof: 2005 Asphalt Shingle, partially replaced in 2010
 HVAC: 3 AC Units: One 3 years old, 2 others over 20
 years old. 3 furnace units, age 15-20 years old.
 New HVAC control board in 2/2021



Traffic Count per CoStar

Collection St.	Cross St.	Volume	Count Year
S. Kipling Pkwy	W. Kentucky Dr.	47,580	2020

Features:

- Beautiful exterior & interior finishes
- Abundant parking
- Private Entrances
- Outdoor area
- Signage on S. Kipling
- Hard corner on Kipling & Kentucky
- Easy access with traffic light at corner
- Furniture available
- Month-to-month tenant in 3,600/SF, can stay or leave



COMMERCIAL OFFICE BUILDING



SHELDON • GOLD REALTY INC.
commercial real estate services

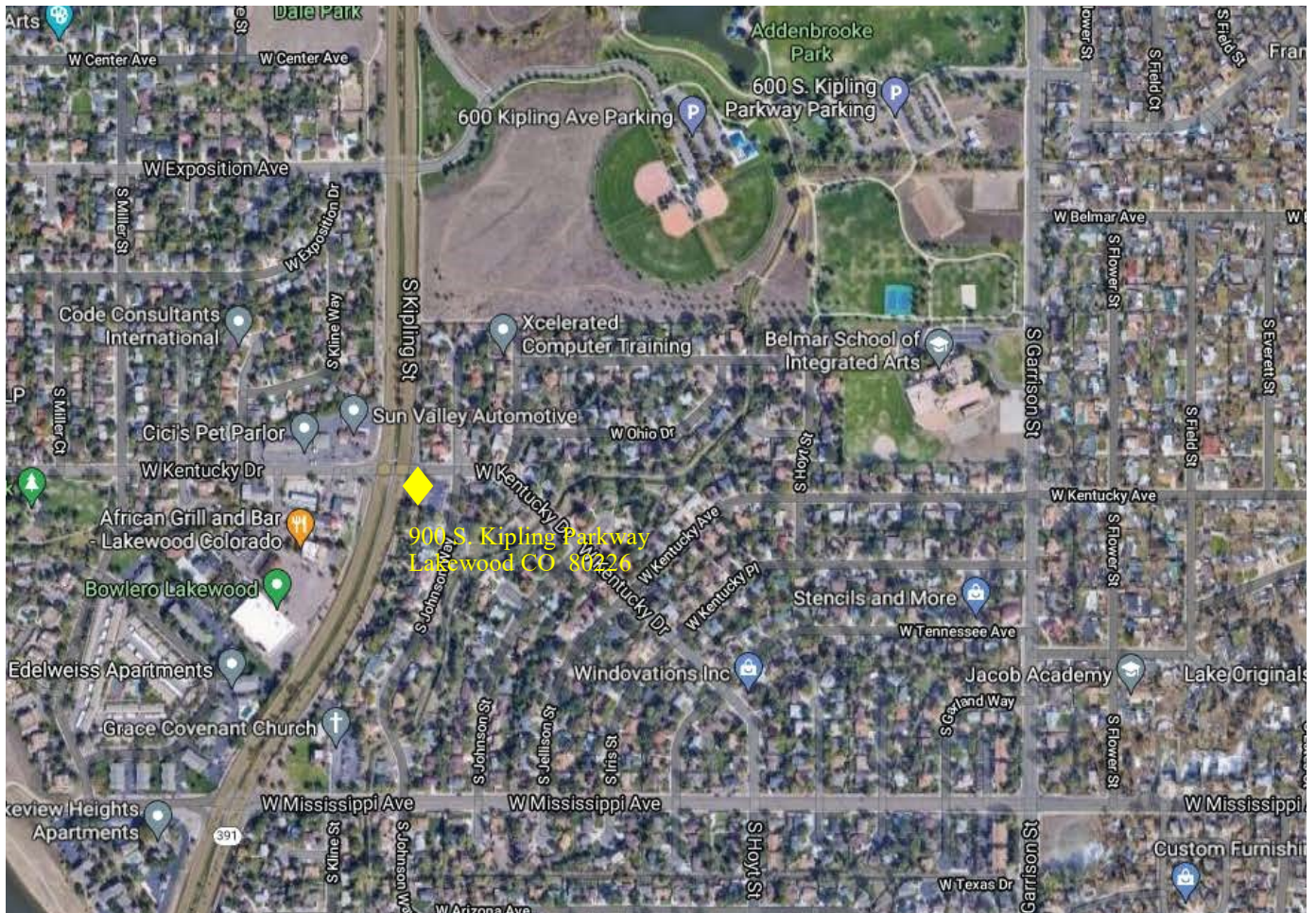
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OFFICE OWNERSHIP ANALYSIS
 Price \$ 880,000.00

FOR: 900 S. Kipling Parkway
 Lakewood CO

Total Square Footage
 5,130

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 792,000.00
Interest Rate	4.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 4,180.47
Annual Debt Service	\$ 50,165.61
Comments	

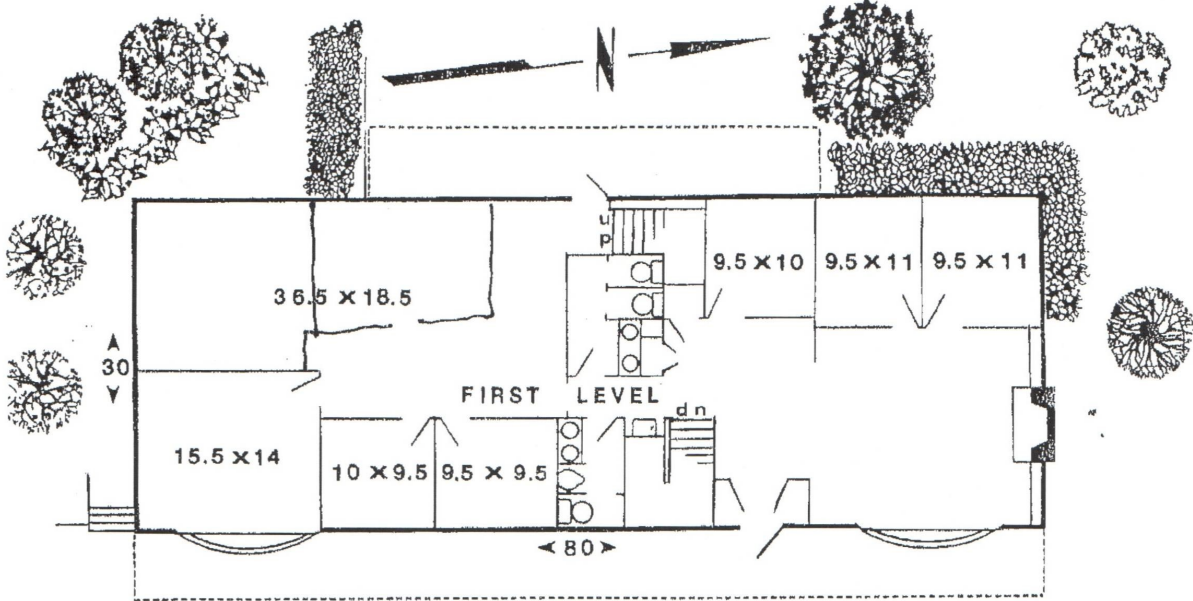
Calculation of Improvements Value
 Current Total County Appraised Value \$468,700
 Current County Improvement Appraised Value \$374,638
 Ratio of Improvement Value 0.799312993

Annual Cost				
P&I	\$	50,165.61		
Legal/Pro Fees	\$	119.00	\$0.02 (sf/year Estimate)	
Taxes	\$	18,871.02	\$3.68 (sf/year Estimate)	
Insurance	\$	4,610.00	\$0.90 (sf/year Estimate)	
Utilities	\$	7,776.00	\$1.52 (sf/year Estimate)	
Misc Maintenance	\$	2,690.00	\$0.52 (sf/year Estimate)	
Repairs	\$	2,807.00	\$0.55 (sf/year Estimate)	
Trash	\$	7,776.00	\$1.52 (sf/year Estimate)	trash collection high due to tenants use
Snow	\$	600.00	\$0.12 (sf/year Estimate)	
			\$8.82 (sf/year Estimate)	
Total Cash Outflow	\$	95,414.63		
Less equity build up	\$	18,828.31	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	76,586.32		
LESS TAX SAVINGS				
Depreciation	\$	6,312.52	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	10,968.06	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	59,305.74	Annually	
	\$	4,942.15	Monthly	
	\$	11.56	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.

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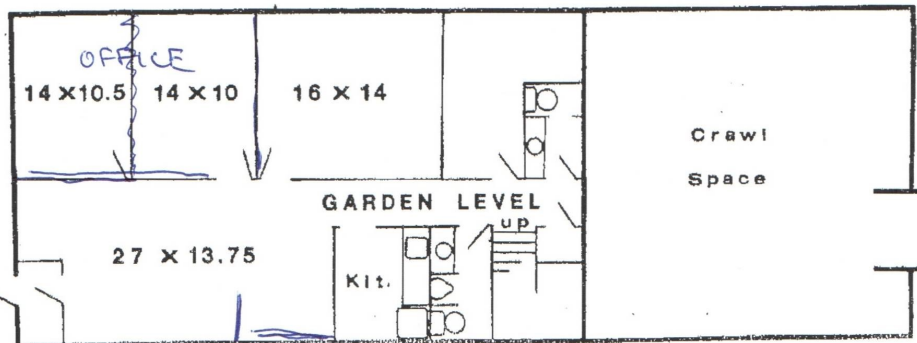
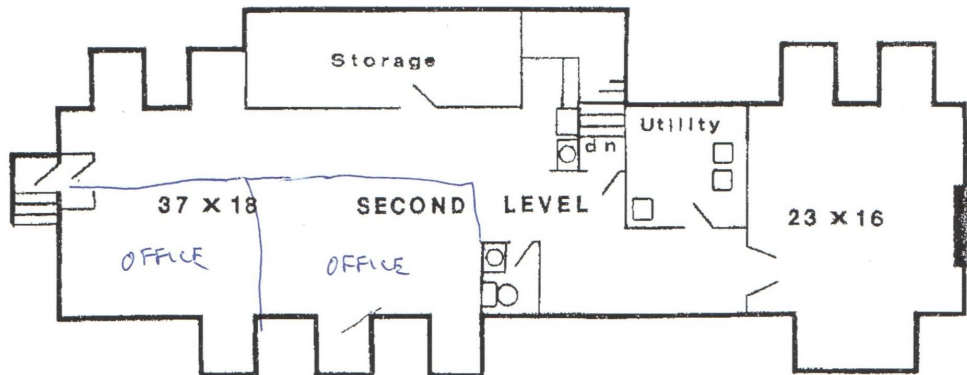
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900 SOUTH KIPLING PKWY.

LAKEWOOD

28 PARKING SPACES PLUS VISIBILITY & ACCESS FROM KIPLING



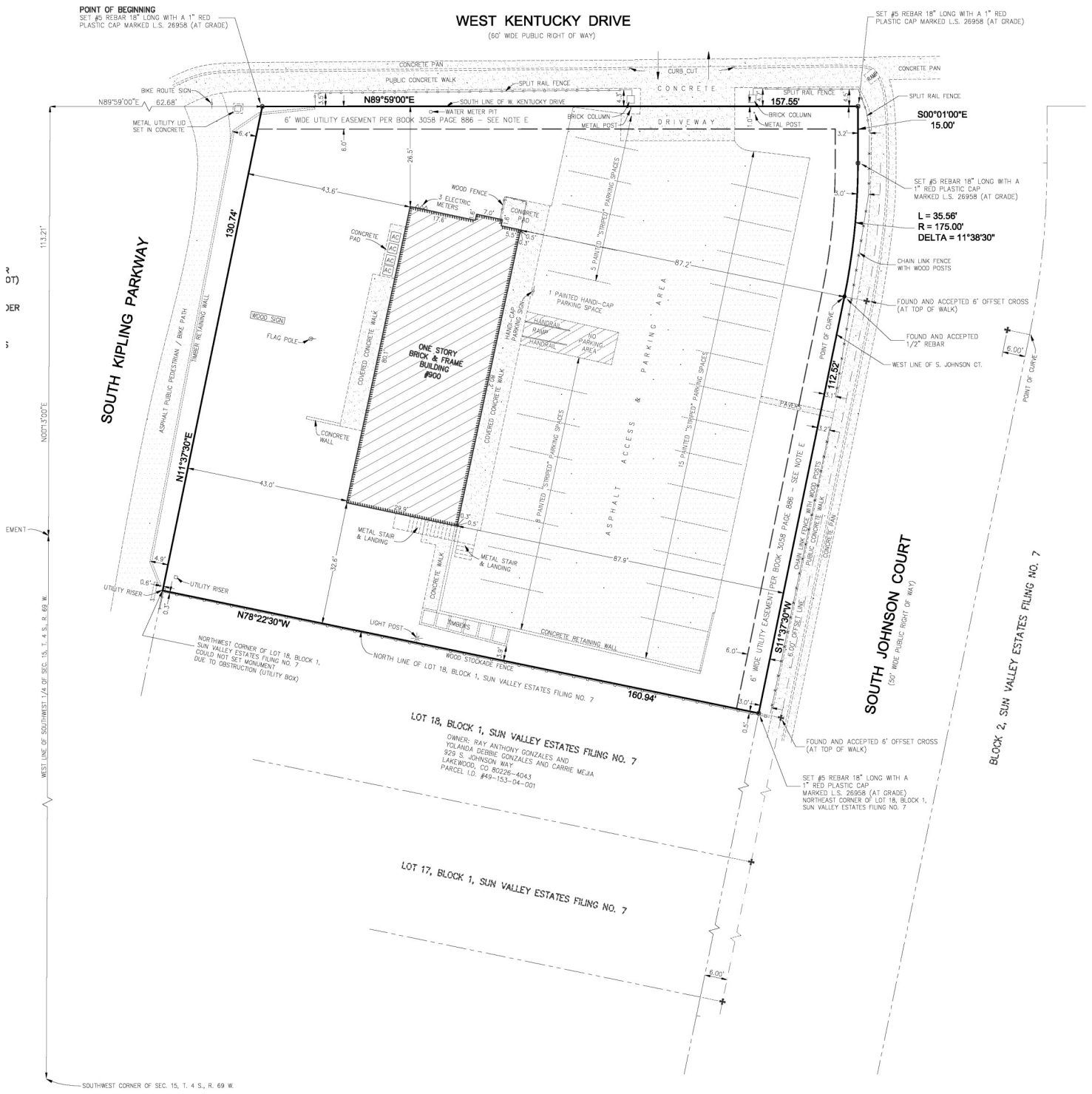
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ALTA / ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 69 WEST,
OF THE 6TH. P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

WEST KENTUCKY DRIVE
(60' WIDE PUBLIC RIGHT OF WAY)



SOUTH JOHNSON COURT
(60' WIDE PUBLIC RIGHT OF WAY)

LOT 18, BLOCK 1, SUN VALLEY ESTATES FILING NO. 7

LOT 17, BLOCK 1, SUN VALLEY ESTATES FILING NO. 7

OWNER: RAY ANTHONY GONZALES AND
YOLANDA ROBBE GONZALES AND CARRIE MEJIA
929 S. JOHNSON WAY
LAKEWOOD, CO 80226-4043
PARCEL I.D. #49-153-04-001

POINT OF BEGINNING
SET #5 REBAR 18" LONG WITH A 1" RED
PLASTIC CAP MARKED L.S. 26958 (AT GRADE)

SET #5 REBAR 18" LONG WITH A 1" RED
PLASTIC CAP MARKED L.S. 26958 (AT GRADE)

S00°01'00"E
15.00'

SET #5 REBAR 18" LONG WITH A
1" RED PLASTIC CAP
MARKED L.S. 26958 (AT GRADE)
L = 35.56'
R = 175.00'
DELTA = 11°38'30"

N113°37'30"E

SOUTH KIPLING PARKWAY

N89°59'00"E
62.68'

N89°59'00"E
26.53'

N113°37'30"E
130.74'

N78°22'30"W
160.94'

N113°37'30"E
113.21'

N78°22'30"W
43.0'

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