

BELMAR OFFICE CONDOMINIUM FOR SALE

215 S. Wadsworth Blvd., Unit 225, Lakewood CO 80226



FEATURES

- Open area with 2 private offices on glass
- Keypad after hours entry system
- Building common conference room
- Anchored by Bank of the West
- All office furnishings available to include with the sale
- Walk to numerous restaurants and significant retail in Belmar

Sale Price: \$170,000 (\$166.83/SSF)
Size: 1,019 Saleable Square Feet
(815 Usable Square Feet)
County: Jefferson
Zoning: M-G-U (Mixed Use-General-Urban)
Year Built: 1973
Assoc. Dues: \$750/Month,
includes utilities & janitorial
Taxes: \$3,231.62 2023 due 2024



COMMERCIAL OFFICE CONDOMINIUM



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commercial real estate services



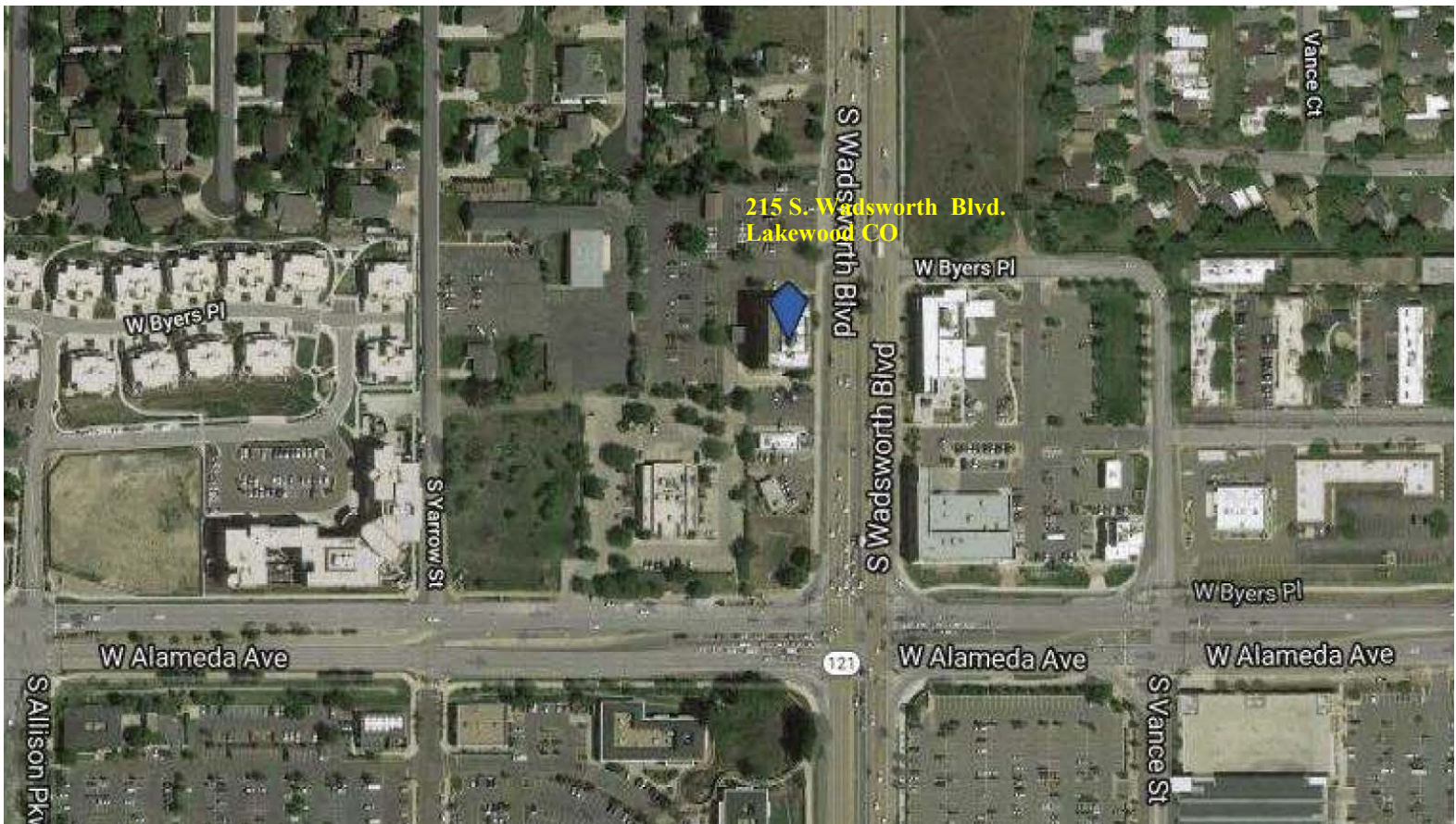
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BELMAR PLAZA
OFFICE CONDOMINIUM FOR SALE
215 S. Wadsworth Blvd., Unit 225, Lakewood CO 80226



OFFICE OWNERSHIP ANALYSIS

Price \$ 170,000.00

FOR: 215 S. Wadsworth Blvd., Unit 225
Lakewood CO

Total Square Footage
1,019 saleable square feet

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 136,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 918.28
Annual Debt Service	\$ 11,019.38
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$148,330
 Current County Improvement Appraised Value \$43,016
 Ratio of Improvement Value 0.290002023

Annual Cost			
P&I	\$ 11,019.38		
Association Dues	\$ 9,000.00	\$8.83 (sf/year Estimate)	
Taxes	\$ 3,231.62	\$3.17 (sf/year Estimate)	
Condo Insurance	\$ 254.75	\$0.25 (sf/year Estimate)	
Utilities			Included in Association Dues
Misc Maintenance	\$ 254.75	\$0.25 (sf/year Estimate)	
Janitorial			Included in Association Dues
		\$12.50 (sf/year Estimate)	
Total Cash Outflow	\$ 23,760.50		
Less equity build up	\$ 2,245.49	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$ 21,515.01		
LESS TAX SAVINGS			
Depreciation	\$ 442.44	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$ 3,070.86	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$ 18,001.71	Annually	
	\$ 1,500.14	Monthly	
	\$ 17.67	Per Square Foot Per Year	

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 Please consult with your legal or tax advisors before purchasing.