

# BELMAR OFFICE CONDOMINIUM FOR SALE

215 S. Wadsworth Blvd., Unit 230, Lakewood CO 80226



## FEATURES

- Approximately 100/SF of caged dead storage
- 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: \$239,999 (\$152.38/SF)

~~\$297,500 (\$188.89/SF)~~

Size: 1,575 Saleable Square Feet  
(1,260 Usable Square Feet)

County: Jefferson

Zoning: M-G-U (Mixed Use-General-Urban)

Year Built: 1973

Assoc. Dues: \$1,109.13/Month,  
includes utilities & janitorial

Taxes: \$5,262.50 2022 due 2023



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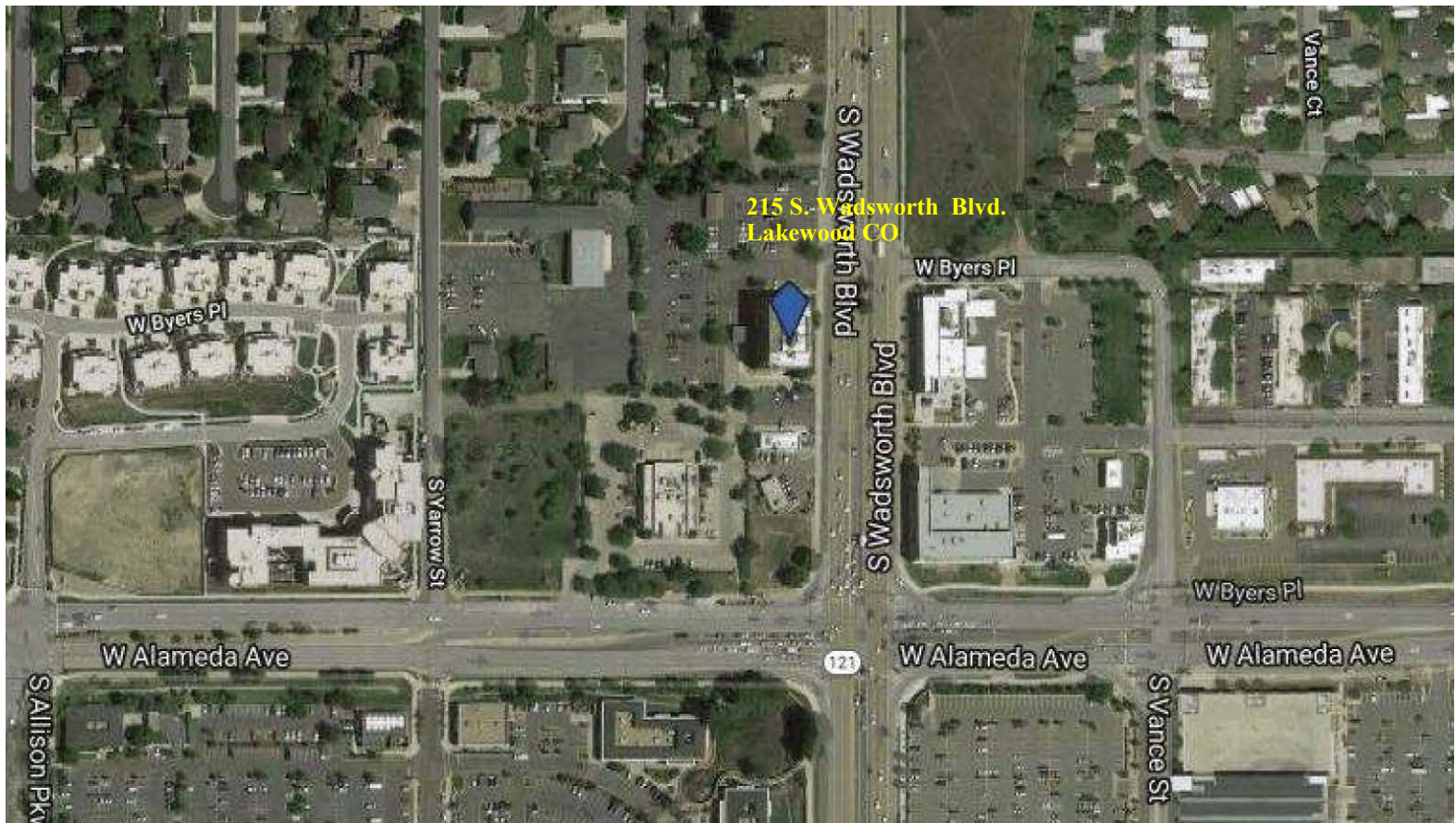
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**BELMAR PLAZA**  
**OFFICE CONDOMINIUM FOR SALE**  
**215 S. Wadsworth Blvd., Unit 230, Lakewood CO 80226**



## OFFICE OWNERSHIP ANALYSIS

Price \$ 239,999.00

FOR: 215 S. Wadsworth Blvd., Unit 230  
Lakewood COTotal Square Footage  
1,575

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 215,999.10
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,458.44
Annual Debt Service	\$ 17,501.30
Comments	

Calculation of Improvements Value	
Current Total County Appraised Value	\$185,220
Current County Improvement Appraised Value	\$53,714
Ratio of Improvement Value	0.29000108

Annual Cost				
P&I	\$	17,501.30		
Association Dues	\$	13,309.56	\$8.45 (sf/year Estimate)	
Taxes	\$	5,262.50	\$3.34 (sf/year Estimate)	
Condo Insurance	\$	393.75	\$0.25 (sf/year Estimate)	
Utilities				Included in Association Dues
Misc Maintenance	\$	393.75	\$0.25 (sf/year Estimate)	
Janitorial				Included in Association Dues
			<b>\$12.29 (sf/year Estimate)</b>	
Total Cash Outflow	\$	36,860.86		
Less equity build up	\$	3,566.36	(First year only-number increases in subsequent years)	
TOTAL COST BEFORE TAXES	\$	33,294.50		
LESS TAX SAVINGS				
Depreciation	\$	624.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)	
Interest Deduction	\$	4,877.23	(First year only. Assumes 35% individual tax bracket, State & Federal)	
NET COST TO OWN	\$	27,792.65	Annually	
	\$	2,316.05	Monthly	
	\$	17.65	Per Square Foot Per Year	

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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.

Architectural floor plan of a proposed office building layout. The plan shows a central corridor (7'-0" wide) with several offices and a reception area. Offices include: New Office (13'-9" x 10'-3"), Office (10'-4" x 13'-9"), Office (10'-4" x 13'-9"), Conference (11'-3" x 13'-9"), New Office (11'-0" x 12'-9"), and Coffee/Copy (6'-6" x 10'-9"). A Reception area is 11'-0" x 17'-6". A Paralegal area is 6'-6" x 7'-0". A new 6 ft. high wood & glass partition is shown. The plan also indicates existing windows, doors, and walls, and notes the removal of existing windows and patching of paint. Dimensions for various areas and corridors are provided, along with notes on new base, wall, cabinets, and counter tops.