

# KEN-CARYL BUSINESS CENTER FLEX CONDOMINIUM FOR SALE

## 11616 Shaffer Place, Unit S109 and S110, Littleton CO 80127



**Price:** Units S109 & S110: \$624,000 (\$250/SSF)  
Sold separately Unit S109: \$312,000 (\$250/SSF)

**Size:** Units S109 & S110: 2,496 Saleable Square Feet  
Unit S109: 1,248 Saleable Square Feet

**Parking:** 3 spaces per unit

**County:** Jefferson

**Zoning:** PD (Planned Development) - Allowed Uses:  
retail (no restaurants), vehicle cleaning,  
maintenance and repair, showroom,  
assembly, manufacturing, distribution.  
Office up to a maximum of 60% of the space,  
unless the buyer acquires the use of additional  
parking spaces from other owners

**Year Built:** 2012

**Assoc. Dues:** \$850 semi annually per Unit

**Taxes:** \$7,680.60 per Unit; 2021 due 2022



### FEATURES

- End Cap Unit with 2 sets of double doors and drive in door
- Open ceiling, painted concrete floor with floor drain
- Beautiful built in cabinetry with 2 sinks, dishwasher & 2 refrigerators
- Loft Storage
- Majestic foothill views, lots of glass
- Direct access with parking right in front
- Convenient location off of C-470 & Ken Caryl exit



SHELDON • GOLD REALTY INC.  
commercial real estate services

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



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.

COMMERCIAL FLEX CONDOMINIUM

# FLEX CONDOMINIUM FOR SALE

11616 Shaffer Place, Units S109 and S110, Littleton CO 80127



## COMMON AREA

- Building amenities: 2 separate outdoor seating areas, conference room, 2 meeting areas, full kitchen, game/card table, 3 big screen TV's with recliners and tables
- Roll up door for inside/outside areas





OFFICE OWNERSHIP ANALYSIS  
 Price \$ 624,000.00

FOR: 11616 Shaffer Place, Units S109 and 110  
 Littleton CO

Total Square Footage  
 2,496

90% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 561,600.00
Interest Rate	6.00%
Term	25
Payments/Year	12
Periodic Payment	\$ 3,618.40
Annual Debt Service	\$ 43,420.76
Comments	

Calculation of Improvements Value  
 Current Total County Appraised Value \$547,748  
 Current County Improvement Appraised Value \$158,846  
 Ratio of Improvement Value 0.28999832

Annual Cost			
P&I	\$	43,420.76	
Association Dues	\$	3,400.00	\$1.36 (sf/year Estimate)
Taxes	\$	15,361.20	\$6.15 (sf/year Estimate)
Condo Insurance	\$	624.00	\$0.25 (sf/year Estimate)
Utilities	\$	3,744.00	\$1.50 (sf/year Estimate)
Misc Maintenance	\$	624.00	\$0.25 (sf/year Estimate)
Janitorial	\$	2,995.20	\$1.20 (sf/year Estimate)
			<b>\$10.72 (sf/year Estimate)</b>
Total Cash Outflow	\$	70,169.16	
Less equity build up	\$	9,996.70	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	60,172.46	
LESS TAX SAVINGS			
Depreciation	\$	1,623.99	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	11,698.42	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	46,850.05	Annually
	\$	3,904.17	Monthly
	\$	18.77	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.

