## KEN-CARYL BUSINESS CENTER FLEX CONDOMINIUM FOR SALE

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





Price: Units \$109 & \$110: \$624,000 (\$250/\$\$F)

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

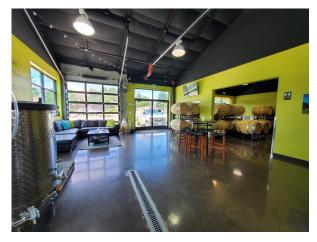
Assoc. Dues: \$850 semi annually per Unit

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







commercial real estate services

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## 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
Current County Improvement Appraised Value

Ratio of Improvement Value

\$158,846 0.28999832

\$547,748

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)
		\$10.72	(sf/year Estimate)

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.

