

USER BUILDING FOR SALE

926 W. 6th Avenue
Denver CO 80204



Price: \$495,000 (\$182.38) ~~\$549,000 (\$202.28/GSF)~~

Building Size: 1,360 SF Main Floor
1,354 SF Basement
2,714 GSF Total

Lot Size: 2,498 SF

County: Denver

Zoning: U-MS-3 (Urban-Main Street 3 stories—Denver)

Enterprise Zone: Yes—City & County of Denver

Taxes: \$10,481.40 2022 due 2023

Age: 1915, renovated 2018

Parking: 2-Car Garage & 2 spaces off-street

Roof: Membrane Roof of unknown age

HVAC: 2 Rooftop Units Ages: 2021, 2017



SHELDON • GOLD REALTY INC.
commercial real estate services

George Moseley, Broker Associate

Office: 303.741.2500 Cell: 303.204.3581

9025 E. Kenyon Ave., Suite 100, Denver, CO 80237

gmoseley@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.

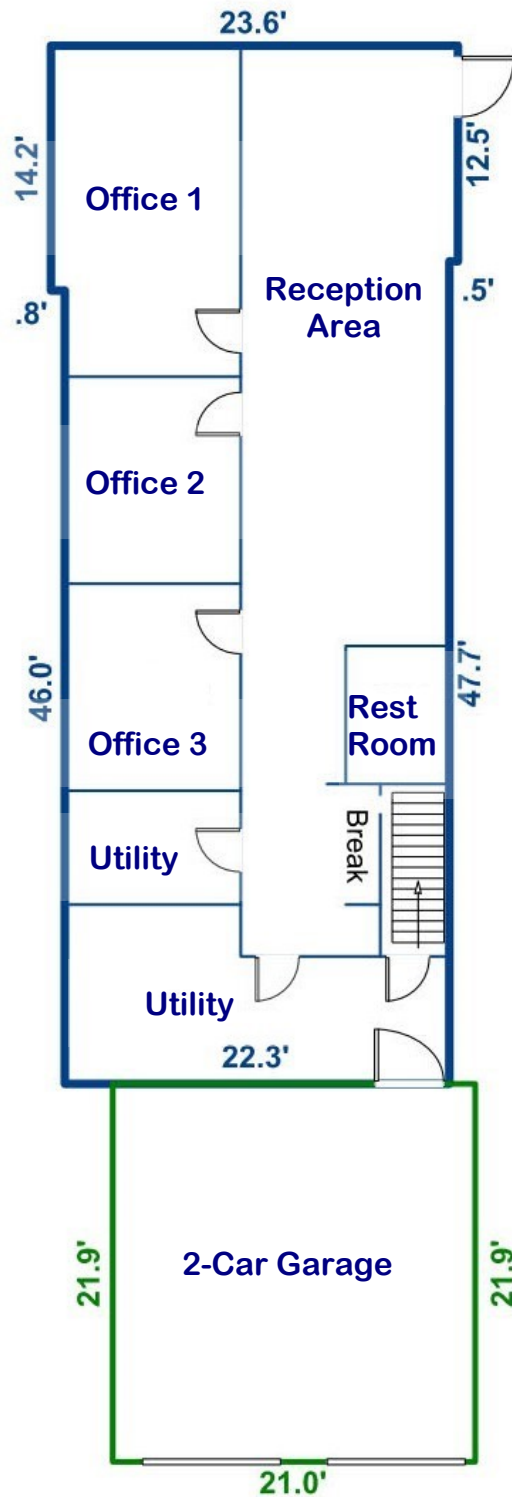
USER BUILDING FOR SALE

926 W. 6th Avenue, Denver, CO 80204

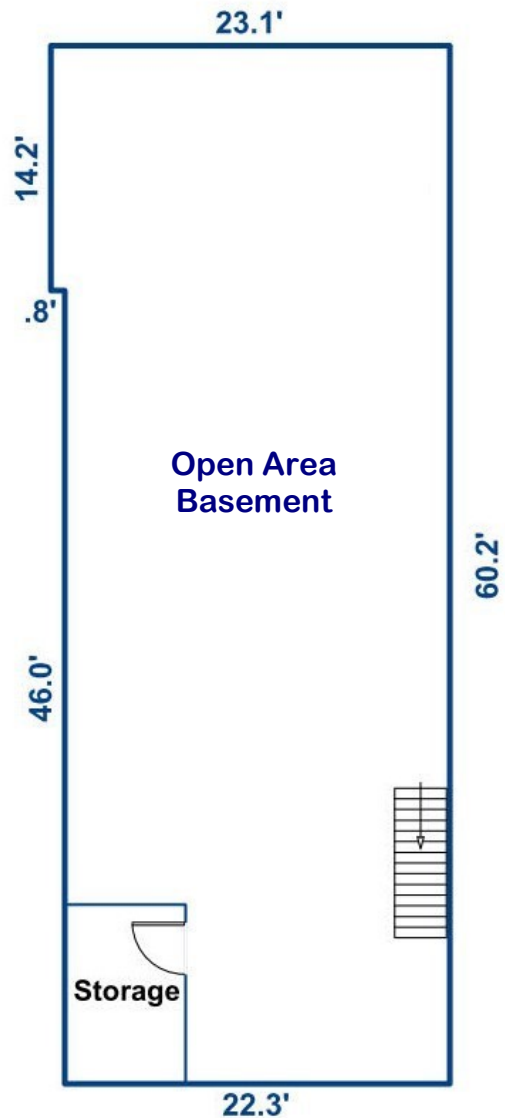
- 926 W 6th Avenue is a single-story commercial building, constructed in 1915 and renovated in 2018, with brick perimeter walls and wood-framed roof and main floor joists. The main floor is 1,360 SF and the basement level is 1,354 SF as measured by an appraiser in early 2023. There is a 2-car garage in the rear measuring an additional 460 SF. It has two roof-top units to provide air conditioning & heat to the main floor and to the basement. It has one bathroom and a small additional sink in the break area.
- The property is in the Baker neighborhood and within a mile of both Denver Health Medical Center and Metropolitan State University of Denver. It has been used for a plant nursery but is also zoned for office, retail, and light industrial uses.
- 926 W. 6th Ave. would make a great home for any professional or contractor service firm seeking an easy-to-find, visible office & storage location that is adjacent to retail amenities. It could also be an art studio & gallery.
- Allowed uses include Arts, Recreation Center, Entertainment, Eating/Drinking, B & B/Lodging, office uses, limited for Medical Office, Retail Sales/Service, Contractor/Light Industrial, Plant Husbandry, Residential (Limited), Congregate Living/Group Home, Daycare, Public/Religious Assembly.



USER BUILDING FOR SALE
926 W. 6th Avenue, Denver, CO 80204



Main Floor 1,360 SF
Garage 460 SF



Basement Level
1,354 SF

USER BUILDING FOR SALE

926 W. 6th Avenue, Denver, CO 80204

Owner/User Analysis

926 W 6th Ave

Purchase Price \$ 495,000.00

Building Size 2,714 SF

90% Financing via SBA	Mortgage Data
	1st Mortgage
Amount	\$ 445,500.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Monthly Payment	\$ 3,008.05
Annual Debt Service	\$ 36,096.57
Comments	

Calculation of Improvements Value

Current Total County Appraised Value \$457,200

Current County Impr Appraised Value \$219,900

Ratio of Improvement Value 0.48

Annual Costs

Principal & Interest	\$ 36,096.57	
Taxes	\$ 10,481.00	\$3.86 (sf/year 2023 actual)
Hazard Insurance	\$ 2,350.00	\$0.20 (sf/year 2023 actual)
Utilities	\$ 2,100.00	\$1.25 (sf/year Estimate - \$110/mo g, e, w, tr & s)
Misc Maintenance	\$ 600.00	\$0.22 (sf/year estimate)
Janitorial	\$ 2,035.50	\$0.75 (sf/year Estimate)
		\$6.28 (sf/year Estimate)

Total Cash Outflow \$ 53,663.07

Less equity build up \$ 7,355.65 (First year only-number increases in subsequent years)

TOTAL COST

BEFORE TAXES \$ 46,307.43

LESS TAX SAVINGS

Depreciation	\$ 2,136.62	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$ 10,059.32	(First year only. Assumes 35% individual tax bracket, State & Federal)

NET COST TO OWN

\$ 34,111.48 Annually

\$ 2,842.62 Monthly

\$ 12.57 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.

NEIGHBORHOOD MAP

926 W. 6th Avenue, Denver, CO 80204



	DEMOGRAPHICS		
	1 MILE	3 MILES	5 MILES
POPULATION	23,558	257,023	539,361
DAYTIME EMPLOYMENT	37,344	239,870	383,904
AVG. HH INCOME	\$81,499	\$103,863	\$105,326

DAILY TRAFFIC COUNTS	
W. 6th Ave West of Kalamath St.	69,549
W. 6th Ave. East of Santa Fe Dr.	31,940
Santa Fe Dr. At 6th Ave.	17,043