

OWNER/USER OFFICE BUILDING FOR SALE

200 W. Hampden Ave., Englewood CO 80110



FEATURES

- 3,000+/-SF available for owner/user
- Excellent high visibility owner/user opportunity
- 2 ½ level building
- 2 tenants
- Major monument signage on W. Hampden Ave.
- 8x8 dock high delivery door

Sale Price: \$1,199,900 (\$175.81/GSF)

Size: 6,825 Gross Square Feet
Main floor: 3,000+/-SF, available for owner/user
Second Level: 674+/-SF, leased to 1 tenant
Lower Level: 3,000+/-SF, leased to 1 tenant

Parking: 13 on-site spaces

Lighting: LED

Windows: New in 2023

HVAC: 3 Units: 1 in 2021, 2 in 2013

Roof: New in 2014—PVC membrane
19 year warranty

County: Arapahoe

Zoning: MU-R-3-B City of Englewood

Year Built: 1970

Taxes: \$20,528.46 2023 due 2024



SHELDON • GOLD REALTY INC.
commercial real estate services



Greg Johnson. Senior Advisor

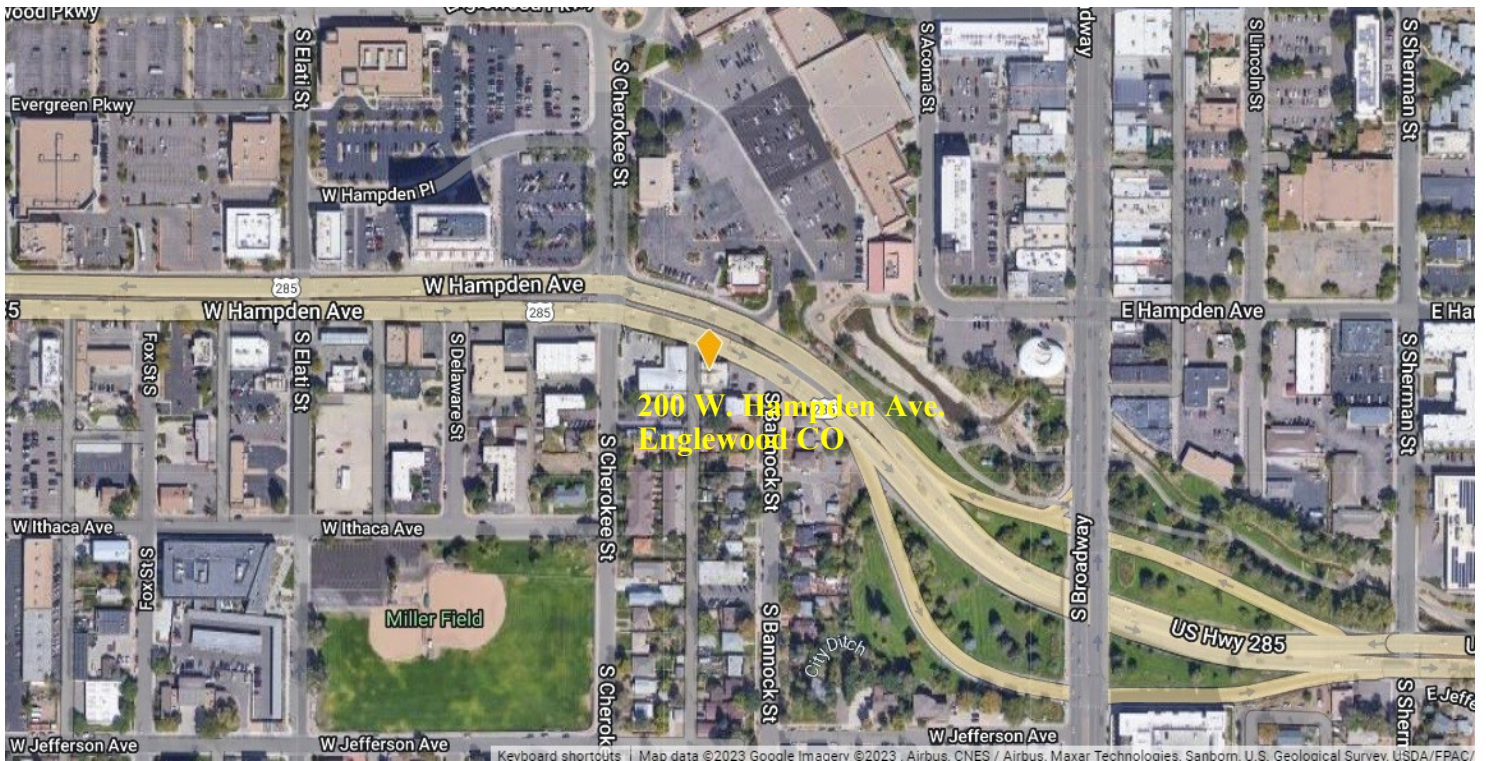
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Annual Property Operating Data

Name	200 W. Hampden	Purchase Price	\$1,199,900
Location	Englewood CO	Acquisition Costs	
Type of Property	Office	Loan Points	
Size of Property	6,825 (Sq. Ft./Units)	Down Payment	
Purpose			

Assessed/Appraised Values	Existing	Balance	Payment	#Pmts. /Yr.	Interest	Term
Land	1st					
Improvements	2nd					
Personal Property						
Total	Potential					
	1st					
Adjusted Basis as of:	2nd					

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
POTENTIAL RENTAL INCOME			38,643.60
Plus: Other Income (affected by vacancy)			Gross Income \$10.52/RSF/Year
Less: Vacancy & Cr. Losses (of 38,643.60)			43.95% vacancy
EFFECTIVE RENTAL INCOME			38,643.60
Plus: Other Income (not affected by vacancy)			
GROSS OPERATING INCOME			38,643.60
OPERATING EXPENSES:			
Real Estate Taxes		23,235	
Personal Property Taxes			
Property Insurance		2,804	
Power		8,933	
Water		1,319	
Trash		1,901	
Janitorial		2,700	
HVAC Service		400	
Snow Removal		1,093	
Accounting and Legal			
Licenses/Permits			
Advertising			
Supplies			
Miscellaneous Contract Services:			
TOTAL OPERATING EXPENSES			42,384
NET OPERATING INCOME			(3,740)
Less: Annual Debt Service			
Less: Funded Reserves			
Less: Leasing Commissions			
Less: Capital Additions			
CASH FLOW BEFORE TAXES			(\$3,740)

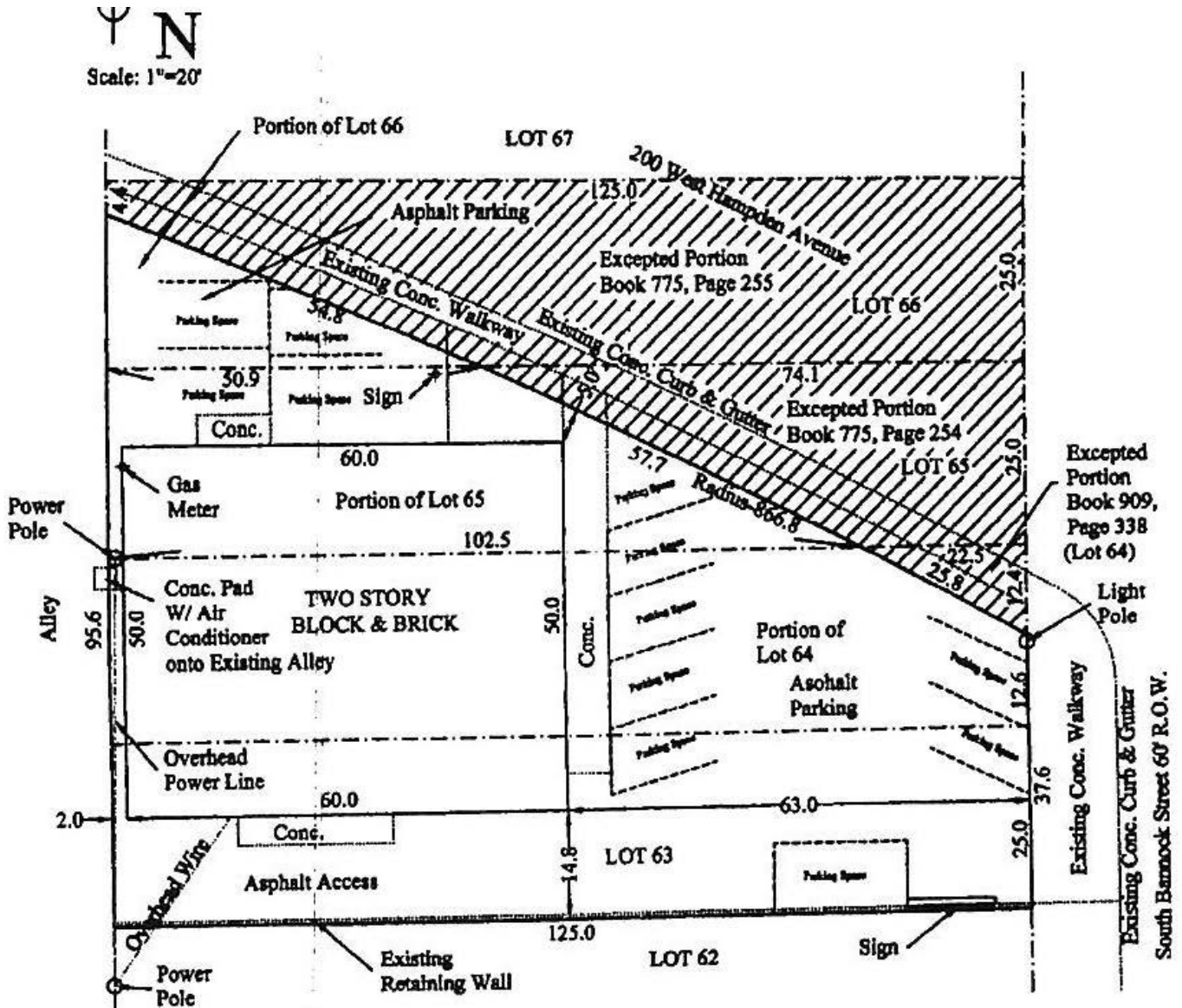
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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared by: _____

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On the basis of my knowledge, information and belief, I hereby certify that this Improvement Location Certificate was prepared for the REAL ESTATE OF THE ROCKIES, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon, and is not to be used for any other purpose. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are shown as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC. and Robert E. Port will not be liable for more than the amount of the Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose other than that acknowledged and consented to all terms stated hereon.

NOTE:
SURVEY IS DRAWN USING
PLATTED ANGLES OR
BEARINGS AND DIMENSIONS

27268
 11.25.2008
 Robert E. Port, L.S. 27268
 Robert M. Hayden, L.S. 27268