

DENTAL CONDOMINIUM FOR SALE WEST SUBURBAN DENTAL COMPLEX

7900 W. 44th Avenue., Unit 5, Wheat Ridge CO 80033



FEATURES

- Existing dental space
- 2 levels
- Vaulted ceilings on main floor
- Monument signage along 44th Ave.
- Private exterior entrance
- Main level: 4 operatories, office, half bathroom, waiting room, reception, dark room and lab
- Lower level: large meeting room, full bath with shower, large private office and storage room

Sale Price: **\$280,000 (\$117.40/SSF)**

~~\$375,000 (\$157.23/SSF)~~

Size: 2,385 saleable square feet
(Main level: 1,189/SSF)
(Lower level: 1,196/SSF)

County: Jefferson

Year Built: 1986

Taxes: \$7,824.54 2023 due 2024

Assoc. Dues: \$545.00/Month

Zoning: C-1, City of Wheat Ridge



COMMERCIAL DENTAL CONDOMINIUM



SHELDON • GOLD REALTY INC.
commercial real estate services



Greg Johnson. Senior Advisor

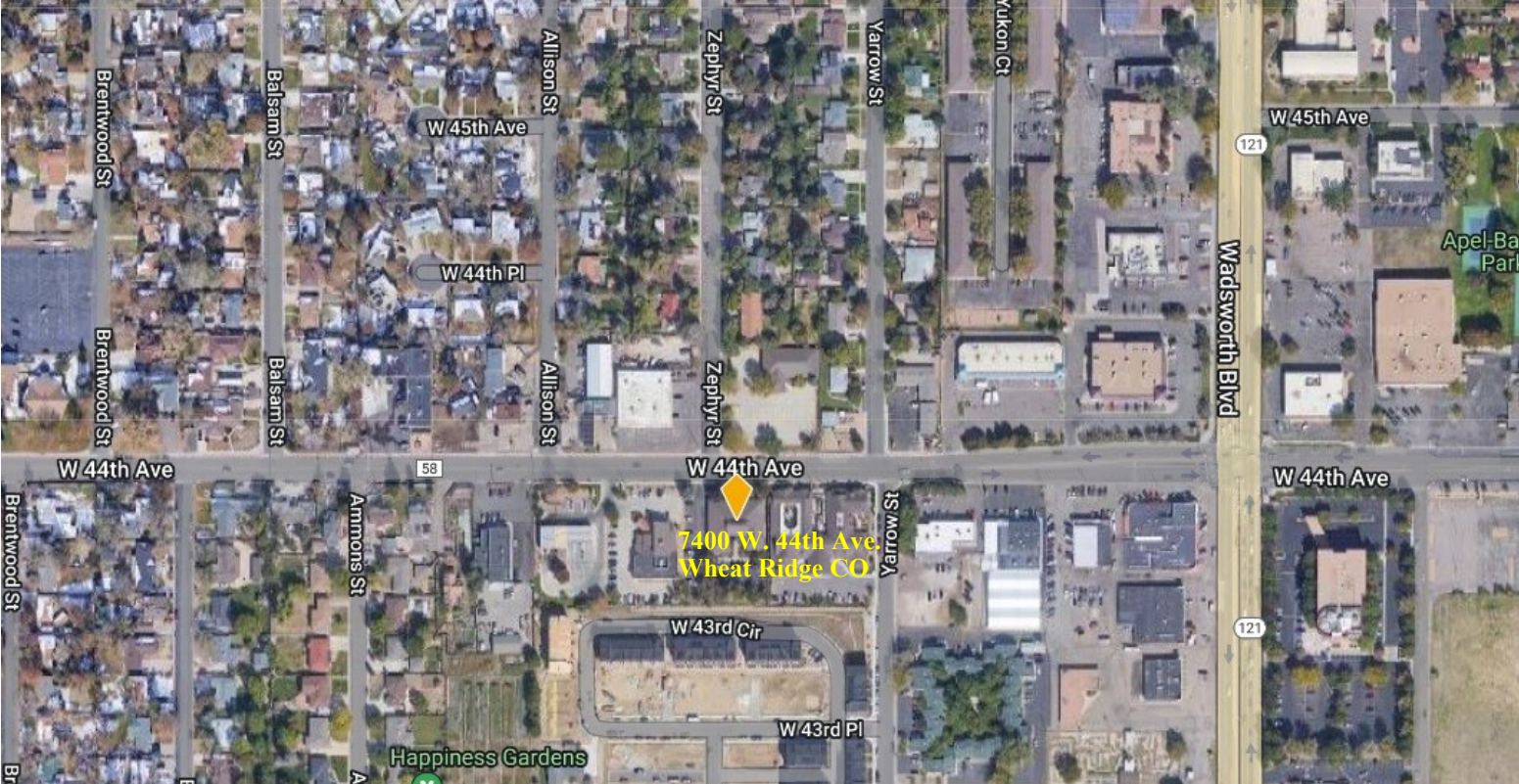
Office: 303.741.2500 Cell 303.667.3061

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237

gjohnson@sg-realty.com www.sg-realty.com

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7900 W. 44th Avenue, Unit 5 Wheat Ridge CO 8033



OFFICE OWNERSHIP ANALYSIS
 Price \$ 280,000.00

FOR: 7900 W. 44th Ave., Unit 5
 Wheat Ridge CO

Total Square Footage
 2,385

80% Financing	Mortgage Data
	1st Mortgage
Amount	\$ 224,000.00
Interest Rate	6.50%
Term	25
Payments/Year	12
Periodic Payment	\$ 1,512.46
Annual Debt Service	\$ 18,149.57
Comments	

Calculation of Improvements Value
 Current Total County Appraised Value \$350,755
 Current County Improvement Appraised Value \$97,861
 Ratio of Improvement Value 0.279001012

Annual Cost			
P&I	\$	18,149.57	
Association Dues	\$	6,540.00	\$2.74 (sf/year Estimate)
Taxes	\$	7,824.54	\$3.28 (sf/year Estimate)
Condo Insurance	\$	1,192.50	\$0.50 (sf/year Estimate)
Utilities	\$	4,770.00	\$2.00 (sf/year Estimate)
Misc Maintenance	\$	596.25	\$0.25 (sf/year Estimate)
Janitorial	\$	2,862.00	\$1.20 (sf/year Estimate)
			\$9.97 (sf/year Estimate)
Total Cash Outflow	\$	41,934.86	
Less equity build up	\$	3,698.46	(First year only-number increases in subsequent years)
TOTAL COST BEFORE TAXES	\$	38,236.40	
LESS TAX SAVINGS			
Depreciation	\$	701.08	(Assumes 39 year depreciation on improvements value at 35% tax bracket, State & Federal)
Interest Deduction	\$	5,057.89	(First year only. Assumes 35% individual tax bracket, State & Federal)
NET COST TO OWN	\$	32,477.43	Annually
	\$	2,706.45	Monthly
	\$	13.62	Per Square Foot Per Year

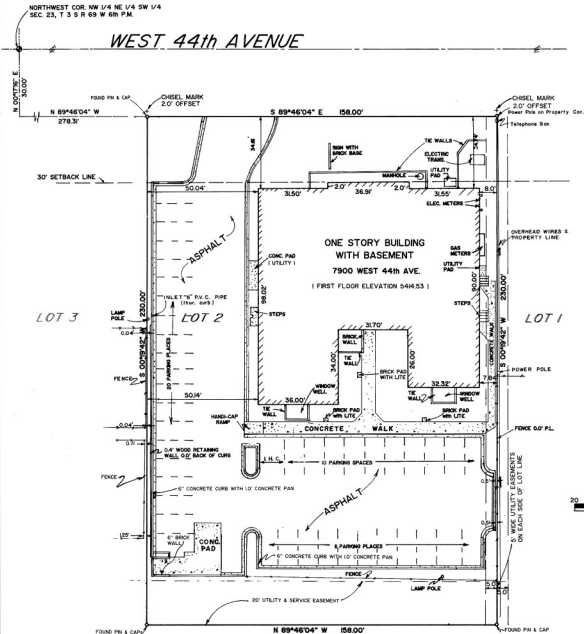
Disclosure: Sheldon-Gold Realty Inc is not licensed to give legal or tax advice.
 Assumptions here are for illustration purposes only and may not reflect
 your individual tax consequences.
 Please consult with your legal or tax advisors before purchasing.

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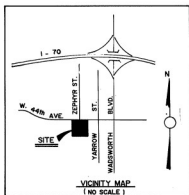
Co Bk 55 Pg 54 Rec #86118890 10-1-86 13:07 County of Jefferson State of Colorado \$20.00

CONDOMINIUM MAP OF WEST SUBURBAN DENTAL COMPLEX CONDOMINIUM BEING ALL OF LOT 2, CHARLES GRAUL, JR. MINOR SUBDIVISION CITY OF WHEATRIDGE, COUNTY OF JEFFERSON STATE OF COLORADO

SHEET 1 OF 2



- NOTES
1. ALL SPACES WITHIN THE PROPERTY BUT OUTSIDE THE BUILDING WALLS SHALL BE GENERAL COMMON ELEMENTS EXCEPT SMALL CORNER OR ALL-AROUND SPACES. THE UTILITIES, TREES AND IMPROVEMENTS LOCATED ABOVE AND BELOW THE CONCRETE FLOORS AND WALLS AT THE BASEMENTS LEVEL, INCLUDING ANY PAVES OR OTHER FINISH TO SUCH CONCRETE FLOORS AND WALLS AND SHALL INCLUDE ALL AREAS SPACES LOCATED ABOVE AND BELOW THE STUCCO OF THE OUTERWORK WALLS AND FIRST FLOOR CEILING, PROVIDED, HOWEVER, THAT THE UPERMOST BOUNDARY OF UNIT 'E' SHALL BE DESCRIBED AS A PLANE LOCATED ON THE CEILING END OF THE FLOOR JOISTS BETWEEN THE FIRST FLOOR AND BASEMENT LEVEL, AND PROVIDED FURTHER THAT ANY AND ALL UTILITIES, MECHANICAL SYSTEMS AND EQUIPMENT AND THEIR ASSOCIATED ATTACHMENTS WHICH ARE REFERENCED TO WALLS AND WHICH EXTEND BEYOND THE ABOVE-DESCRIBED PLANE SHALL, FOR ALL PURPOSES BE CONSIDERED PART OF UNIT 'E'.
 2. ALL FLOORING, INCLUDING THE FLOOR JOISTS, LOCATED BETWEEN THE FIRST FLOOR AND BASEMENT LEVEL OF ANY UNIT WHICH CONSTITUTE A FINISH OR FINISH COATING IN THE GARMENT AND FIRST FLOOR, SHALL, FOR ALL PURPOSES BE CONSIDERED AS A PART OF THE RESIDENTIAL UNIT AND SHALL NOT BE GENERAL COMMON ELEMENTS. PROVIDED, HOWEVER, THAT THE CEILING JOIST LOCATED BETWEEN THE BASEMENT LEVEL AND UNIT 'A' AS DEFINED HEREIN AND UNIT 'I' SHALL FOR ALL PURPOSES BE CONSIDERED GENERAL COMMON ELEMENTS.
 3. ALL UTILITIES NOT OTHERWISE SPECIFICALLY IDENTIFIED AS A PART OF THE UNIT HEREIN DESCRIBED AS A PART OF THE UNIT HEREIN SHALL FOR ALL PURPOSES BE CONSIDERED GENERAL COMMON ELEMENTS.



OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING THE OWNERS OF LOT 2, CHARLES GRAUL, JR. MINOR SUBDIVISION IN THE CITY OF WHEATRIDGE, JEFFERSON COUNTY, COLORADO DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF THE WEST SUBURBAN DENTAL COMPLEX HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR THE WEST SUBURBAN DENTAL COMPLEX CONDOMINIUM DATED SEPTEMBER 23, 1986, AND RECORDED 20205566, 19 86, IN THE RECORDS OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

OWNERS:
Kurti Kozari
James P. Keene
Norman C. Caswell

ROKS PARTNERSHIP, LTD.
NOTARY PUBLIC, JAMES P. KEENE

STATE OF COLORADO } 55
COUNTY OF JEFFERSON }
THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Sept, 1986, A.D. BY
ABOVE SIGNING PARTY (S):
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 11/01/87

NOTARY PUBLIC
Clayton H. Carter

SUBDIVISION CERTIFICATE

I, Richard A. Gossett, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY TO HAVE, A COLORADO PARTNERSHIP, AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT ON THE 23rd DAY OF SEPTEMBER, 1986, THE PROPERTY DESCRIBED HEREIN WAS SUBDIVIDED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISOR, TWO CONCRETE AND FOUND TO BE SHOWN ON THIS MAP. I FURTHER CERTIFY THAT THE MAP FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, AND OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR KNOWN TO THIS SURVEYOR, AND THAT THERE EXIST NO ENCROACHMENTS BY OR ON THE PROPERTY, EXCEPT AS SPECIFICALLY SET FORTH ON THIS MAP. I FURTHER CERTIFY THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION OF ALL UTILITIES WITHIN THE BUILDING, BOTH HORIZONTALLY AND VERTICALLY, AND THE OFFICE DIMENSIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATIONS OF THE FINISHED UNFINISHED FLOORS AND CEILING, AS CONSTRUCTED, THE LOCATION OF ALL GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, THE THICKNESS OF THE COMMON WALLS BETWEEN OR SEPARATING THE UNITS, THE LOCATION OF ANY STRUCTURAL COMPONENTS OF SUPPORTING A BUILDING LOCATED WITHIN A UNIT, AND THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.

"NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN."

STATE OF COLORADO } 55
COUNTY OF JEFFERSON }
THE FOREGOING INSTRUMENT BEING ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1986, BY Richard A. Gossett,
A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 11/1/87

NOTARY PUBLIC
Richard A. Gossett

PORTFEE'S CONSENT

THE UNDERSIGNED, AS BENEFICIARY UNDER A TRUST DATED December 27, 1985, MADE BY ROKS PARTNERSHIP, LTD., A COLORADO PARTNERSHIP, HEREBY CONSENTS TO AND RATIFIES THIS CONDOMINIUM MAP OF THE WEST SUBURBAN DENTAL COMPLEX.

CITYWIDE BANK OF APPLIED
BY: W. C. Caswell
TITLE: Assistant Vice President

NOTARY PUBLIC
W. C. Caswell

STATE OF COLORADO } 55
COUNTY OF JEFFERSON }
THE FOREGOING PROFESSIONAL CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF SEPTEMBER, 1986, BY
NORMAN C. CASWELL, AS ASSISTANT VICE PRESIDENT OF CITYWIDE BANK OF APPLIED, A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: NOV. 6, 1986

NOTARY PUBLIC
Frank Lamb

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO AT 13:07 O'CLOCK P. M. THIS 1st DAY OF October, 1986, A.D. FILED IN CONDOMINIUM PK 28 BOX 25 PAGE 52
Norman C. Caswell Anna M. Kuchale
CLERK AND RECORDER DEPUTY

THIS PLAN WAS PREPARED BY:
BELL SURVEYING COMPANY
300 CALAMATH DRIVE, COLORADO SPRING

86-365 1/2

7900 W. 44th Avenue, Unit 5 Wheat Ridge CO 8033

Co BK 55 Pg 55 Rec # 8611890

CONDOMINIUM MAP OF

WEST SUBURBAN DENTAL COMPLEX CONDOMINIUM

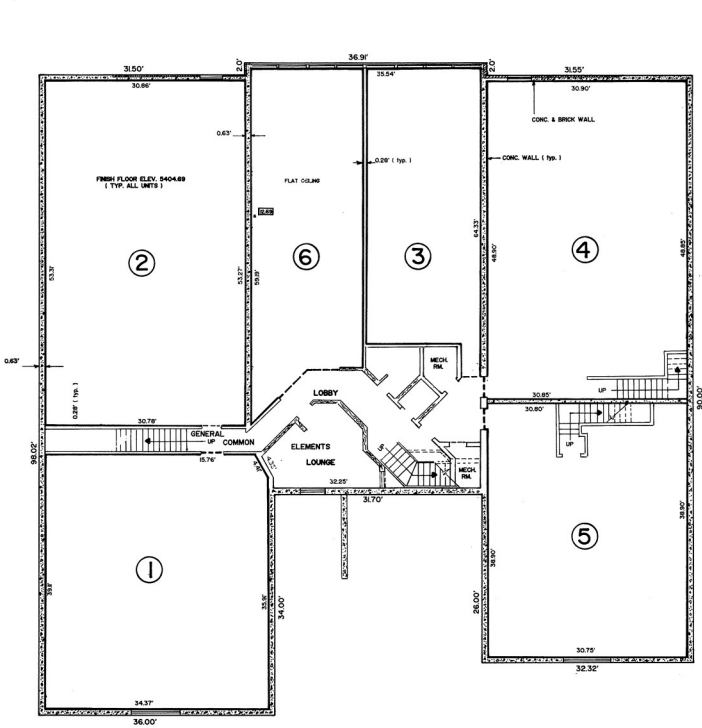
BEING ALL OF LOT 2, CHARLES GRAUL JR. MINOR SUBDIVISION

CITY OF WHEATRIDGE, COUNTY OF JEFFERSON

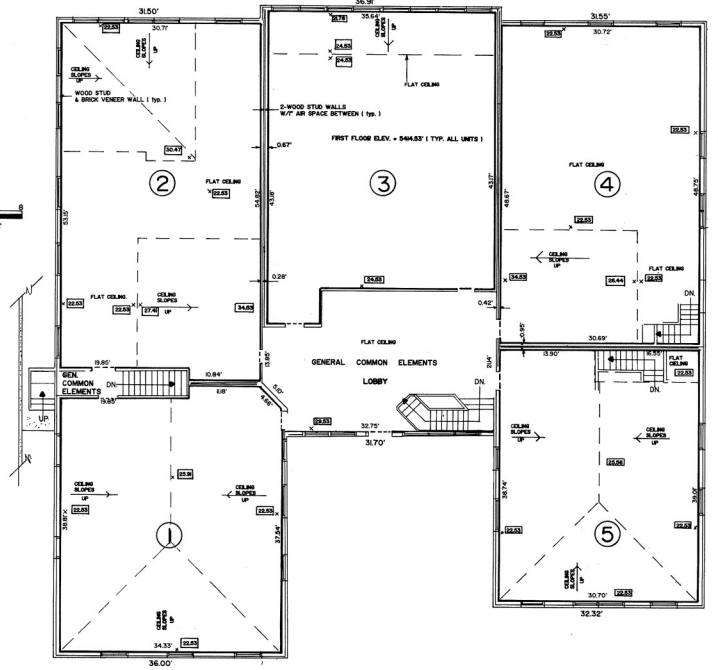
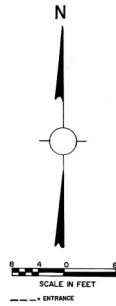
STATE OF COLORADO

SHEET 2 OF 2

- NOTES:**
1. BOLD FACE LINES & BOLD FACE DASHED LINES DELINEATE UNITS BOUNDARIES.
 2. BENCHMARK NO. K 42 1964, CITY OF WHEATRIDGE LOCATION: STAINLESS STEEL ROD, 236.9' NORTH BY 35.5' WEST OF 44 TH AVE. & VANCE ST. ELEV. 5294.007'. WAS USED FOR ELEVATIONAL DATA.
 3. X (XXXX) - CEILING ELEVATION AT POINT "X". ACTUAL ELEVATION IS 5422.53.



BASEMENT PLAN
SCALE: 1/8" = 10'



FIRST FLOOR PLAN
SCALE: 1/8" = 10'

THIS PLAN WAS PREPARED BY:
BELL SURVEYING COMPANY
500 KALAMATH-SERVIER, COLORADO 80020