

2306

W 29TH AVENUE

DENVER, CO 80211

SALE PRICE

\$1,290,000



PRICE REDUCTION

REDUCED BY \$209,000 (13.94%)



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Unique Properties, Inc

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PROPERTY HIGHLIGHTS

Sale Price:	\$1,290,000
Property Type:	Live/Work
Building Size:	4,742 SF
Price/PSF:	\$272.04 / SF
Lot Size:	5,401 SF
Year Last Renovated;	2012
Loading:	Drive-In (8' x 8')
Zoning:	C-MX-5
Property Taxes (Est.):	\$18,545 (2025)

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to qualified buyers and investors the opportunity to purchase 2306 W. 29th Avenue in Denver, Colorado. This property is a 4,742 square foot mixed-use property in the heart of the Lower Highlands. The west side of the property is a 1,748 square foot residence. The residence is 1 Bed / 1 Bath, and has been tastefully updated. The east side of the property is a 2,994 square foot mixed use space that allows for a multitude of different uses. The property was most recently used for the warehouse and distribution for a local outdoor sporting goods outfit. 2306 W. 29th Avenue is perfectly positioned for a user that is looking for a commercial space in one of the most sought after neighborhoods in Denver.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver, and Interstate 25.
- Off-Street Parking | 6 Spaces
- Residence is rented through Oct-26 for \$2,250 / mo.
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.
- Drive-In door on the east side of the building.
- The spaces were completely renovated in 2012
- 2845 Wyandot also for sale | \$995,000



SITE

**2845 WYANDOT STREET
ALSO AVAILABLE FOR SALE
\$995,000 | 3,104 SQ. FT.**

W. 29TH AVENUE

WYANDOT STREET



AREA MAP



NEARBY SHOPPING/DINING/ENTERTAINMENT



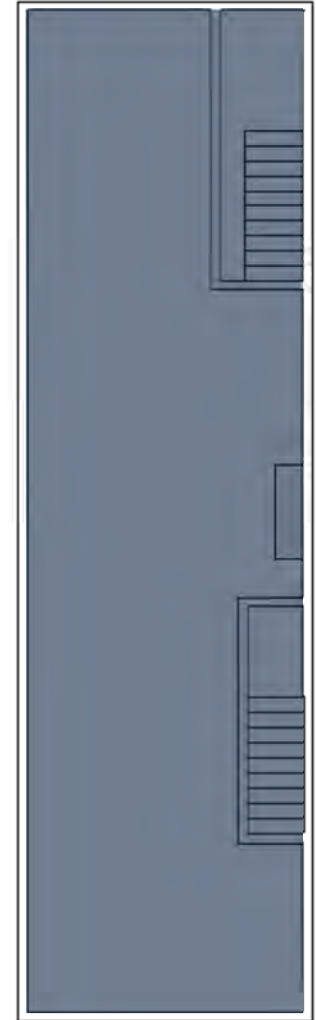
BUILDING FLOORPLANS

-  - COMMERCIAL SPACE
-  - RESIDENCE

8' x 8'
Drive In Door



2ND FLOOR



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RENT VS. OWN SCENARIOS

	SOURCE/ASSUMPTION	RENT	SBA (1)	CONVENTIONAL (2)
EST. LOAN			\$1,161,000	\$1,032,000
EST. EQUITY REQUIRED			\$129,000	\$258,000
RENT/MORTGAGE	\$24 PSF NNN	\$72,024	\$98,380	\$79,790
TAXES (3)	See Tax Analysis	\$11,768	\$18,639	\$18,639
INSURANCE	Per Owner	\$3,846	\$6,091	\$6,091
COMMON UTILITIES	Per Owner	\$1,236	\$1,957	\$1,957
SEPARATELY METERED UTILITIES	Per Owner	\$3,162	\$3,162	\$3,162
REPAIRS & MAINTENANCE	Per Owner	\$849	\$1,345	\$1,345
PLOWING & LANDSCAPE	Per Owner	\$2,363	\$3,743	\$3,743
ANNUAL TOTAL		\$95,249	\$133,316	\$114,727
HOUSE RENT	\$2,250/mo		\$27,000	\$27,000
PRINCIPAL (5 Yr. Average)			\$20,549	\$20,780
NET TOTAL (ANNUAL)		\$95,249	\$85,768	\$66,947
NET TOTAL (MONTHLY)		\$7,937	\$7,147	\$5,579

- 1) Assuming 10% down 6.99% interest. 25 year amortization.
- 2) Assuming 20% down at 6% interest. 25 year amortization.
- 3) See Tax Analysis

* Estimated Mortgage is subject to the approval of the borrower's credit

PROPERTY TAX ANALYSIS

<u>TAX YEAR</u>	<u>ACTUAL</u>	<u>ASSESSED</u>	<u>MILL LEVY</u>	<u>TAX AMOUNT</u>	<u>MONTHLY</u>
2025 Taxes Paid in 2026	\$1,295,600	\$234,148	79.602	\$18,639	\$1,553.22
2026 Taxes Paid in 2027	\$1,295,600	\$234,148	81.990	\$19,198	\$1,599.82
2027 Taxes Paid in 2028	\$1,290,000	\$233,136	84.450	\$19,688	\$1,640.69
2028 Taxes Paid in 2029	\$1,290,000	\$233,136	86.983	\$20,279	\$1,689.91

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For this property, there is an assessment rate of 18.07% which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 79.602) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2027 taxes paid in 2028. The Actual Value is 100% of our sale price. We increase the Mill Levy by 3% annually.

AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	36,367	117,853	228,281
2024 Estimate	35,637	114,751	223,627
2010 Census	34,323	106,606	213,748
Growth 2024-2029	2.05%	2.70%	2.08%
Growth 2020-2024	3.83%	7.64%	4.62%
Median Age	34.40	34.90	35.40
Average Age	35.70	36.50	36.90
2024 Population by Race:			
White	27,490	80,346	149,091
Black	886	6,146	12,198
Am. Indian & Alaskan	249	1,278	2,942
Asian	1,156	3,684	6,051
Hawaiian & Pacific Island	10	40	82
Other	5,847	23,257	53,264
Hispanic Origin	5,799	25,730	59,943
U.S. Armed Forces:			
	16	54	75
Households:			
2029 Projection	20,946	62,245	117,031
2024 Estimate	20,535	60,550	114,572
2010 Census	19,863	56,063	109,329
Growth 2024-2029	2.00%	2.80%	2.15%
Growth 2020-2024	3.38%	8.00%	4.80%
Owner Occupied	6,062	19,152	38,751
Renter Occupied	14,473	41,398	75,821
2024 Avg Household Income	\$136,139	\$122,253	\$110,795
2024 Med Household Income	\$109,297	\$95,553	\$84,031

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	2,105	10,265	20,381
\$25,000 - \$50,000	1,954	6,010	15,678
\$50,000 - \$75,000	3,185	8,292	16,492
\$75,000 - \$100,000	2,332	6,942	13,109
\$100,000 - \$125,000	1,858	5,470	10,021
\$125,000 - \$150,000	2,273	6,053	9,963
\$150,000 - \$200,000	2,570	7,064	13,223
\$200,000+	4,257	10,453	15,706
2024 Population by Education:			
Some High School, No Diploma	1,470	5,585	13,655
High School Grad (Incl Equivalency)	1,894	10,194	24,515
Some College, No Degree	4,008	16,545	35,248
Associate Degree	1,537	7,269	14,668
Bachelor Degree	14,827	38,089	66,073
Advanced Degree	6,756	19,798	34,672
2024 Population by Occupation			
Real Estate & Finance	2,924	8,337	13,538
Professional & Management	24,655	69,012	117,549
Public Administration	743	2,523	4,907
Education & Health	4,893	13,674	28,335
Services	1,977	8,954	19,730
Information	1,108	2,598	5,041
Sales	5,139	13,568	25,873
Transportation	1,280	4,747	9,086
Retail	1,884	5,524	11,651
Wholesale	596	1,875	3,815
Manufacturing	1,788	4,674	8,568
Production	1,015	4,123	9,912
Construction	767	2,754	7,047
Utilities	661	2,514	5,424
Agriculture & Mining	349	831	1,409
Farming, Fishing, Forestry	4	209	424
Other Services	867	3,369	7,188



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