

MULTI-FAMILY FOR SALE

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COMMERCIAL

9000 Montview Blvd is a five unit apartment building situated in a vibrant neighborhood, close to Stanley Marketplace and Stapleton's Central Park. Historically 100% occupied, this property presents an excellent investment opportunity.



\$ 927,000
SALE PRICE

Montview Manor Apartments at Central Park (Stapleton) is an ideal location that will create the perfect home for your valued tenants! Just a short walk to great restaurants, the Stanley Marketplace, Fitzsimmons Medical Complex, public parks with tennis courts, a dog park, recreation facilities, and LightRail. Our community exceeds tenants' expectations, enabling long-term loyal tenancy!

OPPORTUNITIES:

- Oversized 2-car garage you can rent out as storage units for additional cash flow.
- Large lot is oversized and zoned for expansion of another structure for additional cash flow.
- New owner can install coin-op laundry machines for additional cash flow.



UNIT MIX

Three - 1bd/1bth
Two - 2bd/1bth



PROPERTY HIGHLIGHTS

Built/Reno: 1956/2018
2 Stories
2 Two-Car Garage Spaces
Lot Size: 7,841 SF
Zoning: OA-RMU

For More Information, Contact:

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9000 MONTVIEW BLVD - AURORA CO 80010



+ Income = \$81,468

— Expenses = \$11,995

% Cap Rate = 7.5

\$ NOI (Est) \$69,472

 Central Location

 20 Minutes to Downtown

 30 Minutes to DIA

 Nearby Public Transit


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