



FOR SALE

9880 W Girton Drive Lakewood, CO 80227



# 9880 W Girton Drive Lakewood, CO 80226

## Offering summary:

Sales price:	\$2,550,000.00
investment type:	Shopping center
No. Lots:	1
Property type:	retail TRD zoning
property subtype:	Commercial
Building size:	15,880 Sq Ft
Total lot size:	62,994 Sq Ft
Number of units:	4

### Inclusions:

- Liquor license for event center/ restaurant included in sales price.
- Event center and restaurant is fully equipped and is sold separately. Ask agent for more information

### Leasing option:

Restaurant and event center available.

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## Current expense summary:

Ordinary Income/ Expense	\$132,707.70
Expense	\$18,825.55
Plumbing	\$4,608.16
Total Repairs and Mainenance	\$9,710.89
Sewer/Trash/Snow removal	\$20,555.86
Utilities	\$21,454.79
Insurance	\$22,000.00
Property taxes	\$33,000.00

## Projected expense summary:

Ordinary Income/ Expense	\$336,123.42
Expense	\$18,825.55
Plumbing	\$4,608.16
Total Repairs and Mainenance	\$9,710.89
Sewer/Trash/Snow removal	\$20,555.86
Utilities	\$21,454.79
Insurance	\$22,000.00
Property taxes	\$33,000.00
Cap rate	8%

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## Rent rolls:

Unit 1	\$3,200.00 \$1140.00 NNN
Unit 2	\$1551.00 \$575.00 NNN
Unit 3	\$2251.11 \$1171.00 NNN
Unit 4	Owner Occupied



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Photos:



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Event center and restaurant :



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Location overview:

