



FOR SALE

1,500 SF Office/Whse Condo Investment

2200 Chambers Rd #I | Aurora, CO 80011



## CONTACT:

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## OFFERING SUMMARY

**Sale Price:** \$325,000

**Cap Rate:** 8.24%

**NOI:** \$26,780

**Condo Size:** 1,500 SF

**Ceiling Height:** 14.0 FT

**Year Built:** 1984

**Zoning:** I-1

**Loading:** 10'x10' drive in

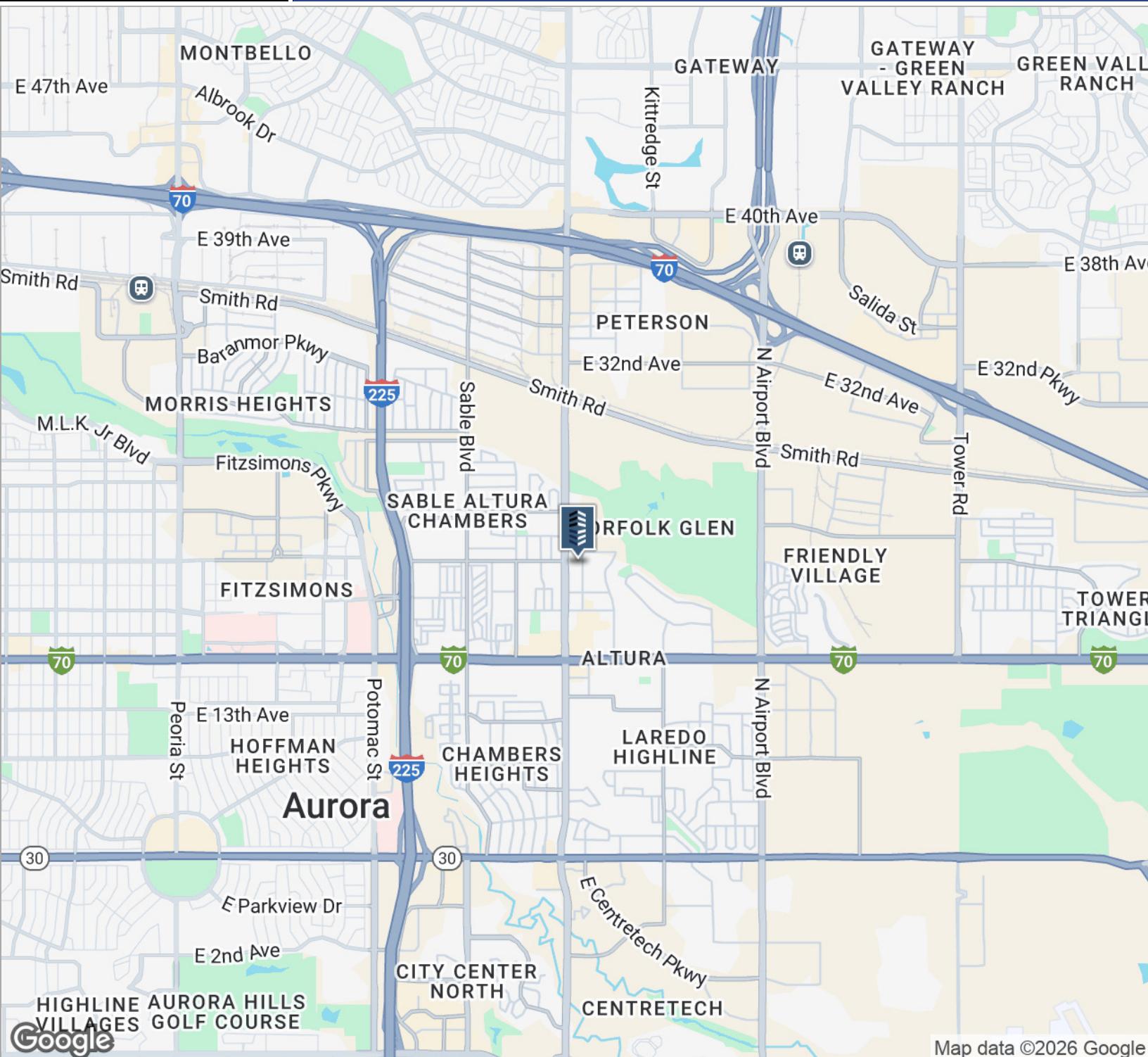
## PROPERTY HIGHLIGHTS

- Current 8.24% cap rate
- Leased through January 2027
- New roof in 2025 and new HVAC in 2019
- Located just a few minutes North of Colfax Ave on N. Chambers Road
- Association Dues of \$4,200 per year
- Property Taxes of \$9,469 per year
- Seller will consider "seller financing" terms

# 1,500 SF OFFICE/WAREHOUSE CONDO INVESTMENT



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