



FOR SALE

1,500 SF Office/Whse Condo Investment

2200 Chambers Rd #1 | Aurora, CO 80011



CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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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 |

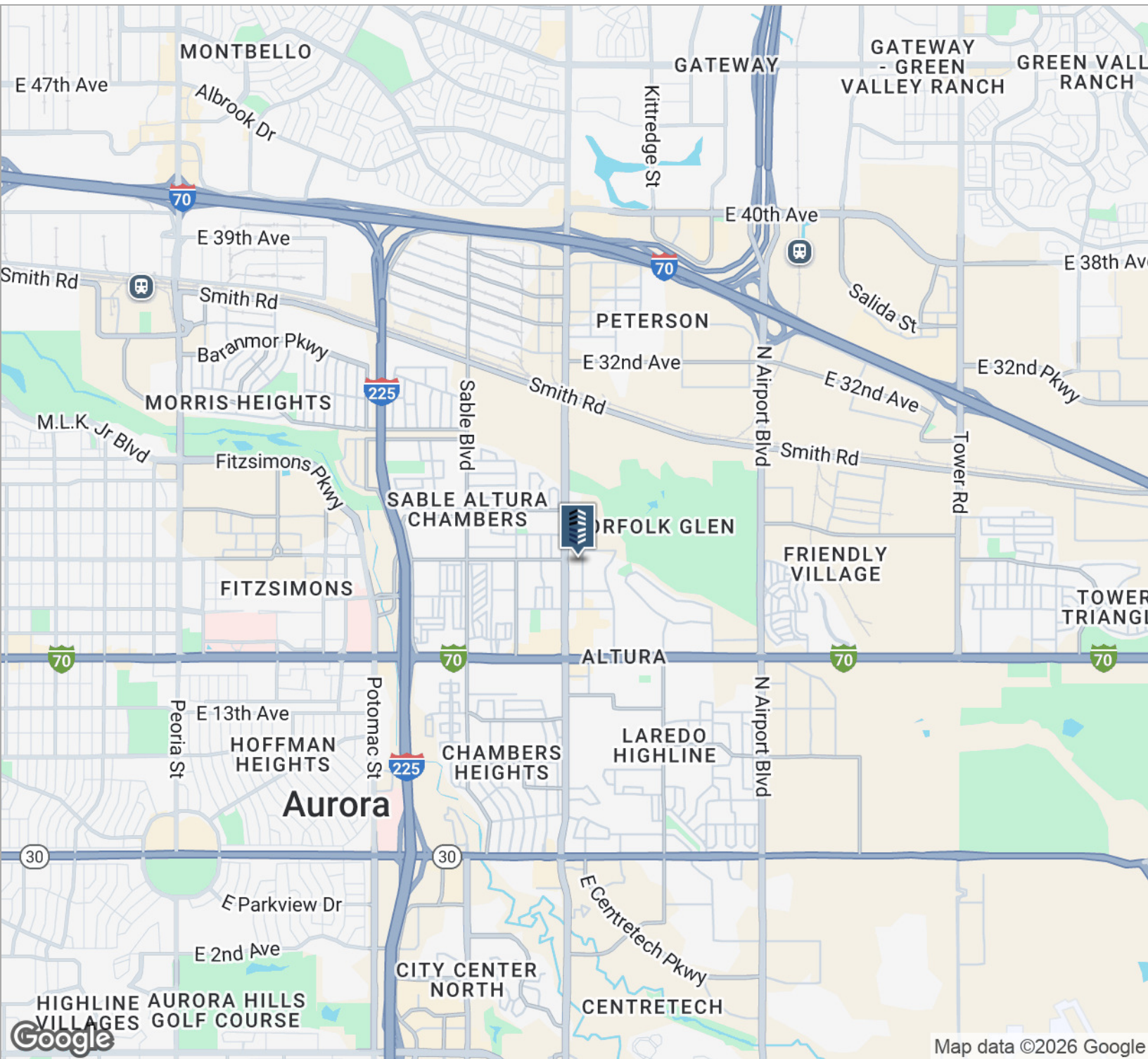
PROPERTY HIGHLIGHTS

- 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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