



RETAIL BUILDING FOR SALE - 5,836 SF

3000-3014 W. 23RD AVE,
DENVER, CO 80221



This property is located off of W. 23rd Ave and Federal Blvd and is located in the Witter-Cofield Historic Neighborhood. The property is currently 100% occupied with 4 tenant spaces. Parking lot adjacent to the building with 12 spaces. Tenants have been long-term tenants with room to grow rents towards the market rents. This property has an estimated CAP rate of 5.85% or better if rents are brought up to market. Leases are set to expire by the end of 2025.

OFFERING SUMMARY:

SALE PRICE: \$1,500,000

BUILDING SIZE: 5,836 SF

LAND SIZE: 10,385 SF

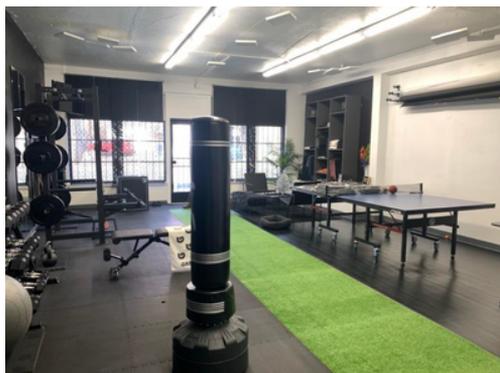
YEAR BUILT: 1926

COUNTY/ CITY: DENVER

ZONED: G-MX-3

Financials:

INCOME:	CURRENT	PROFORMA
RENTAL INCOME:	\$85,314	\$133,060
EXPENSES:	ESTIMATED	
TAXES	\$24,293	
INSURANCE	\$11,000	
UTILITIES	\$3,500	
TRASH	\$2,500	
M/R	\$3,500	
SNOW REMOVAL	\$500	
TOTAL EXPENSES:	\$45,293	
NET OPERATING		
INCOME:	\$40,021	\$87,767



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