

Contact: R. Gail Hamilton, CCIM 303-777-2007(o). 303-898-4245(c).

OWNERSHIP OPPORTUNITY: OFFICE CONDO 2,612-3,435 SF FOR SALE near Cherry Creek with Abundant Parking Units 201-203 (2612 sf) and Unit 220 (823 sf)



- PRIME LOCATION:** **469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80246**
Fantastic location at lighted corner of S Cherry St and E Virginia Ave, approx one mile from Cherry Creek, near the Cherry Creek bike path and the planned 10-acres, Glendale (4 Mile) Entertainment District with concert venues, restaurants, and movie theaters. Quick walk to grocery, shopping, restaurants, fitness center, bus lines etc.
- SIGNAGE:** Monument sign on NW Corner of S Cherry and E Virginia Ave; 2-sided, 2 face plates
- PARKING:** Four dedicated, covered parking spaces and large surface lot, ~59 spaces at no charge.
- BUILDING:** 7 office condo units, 2-story, reinforced concrete, total 15,048 SF. YOC 1979/2018 renov.
- PORTFOLIO** 3,435 SF consisting of 2,612 SF (#201-203) and 823 SF (#220) units. Includes furniture.
- #201-203** 2,612 SF. Remodeled 2018. Lots of natural light; window glass on 3 sides of building. Reception, 7 privates, large open work area, 3 cubicles, conf room, print + storage, IT room.
- #220** 823 SF. Remodeled 2019. Reception/open area, 3 privates, conference room.
- PRICE:** **\$940,000-1,189,000. 2,612 SF – 3,435 SF. ~\$346/SF based on 3,435 SF.**

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Although the information contained herein has been obtained from sources believed to be reliable, there is no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.

INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS



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Units #201-203 2,612 SF.

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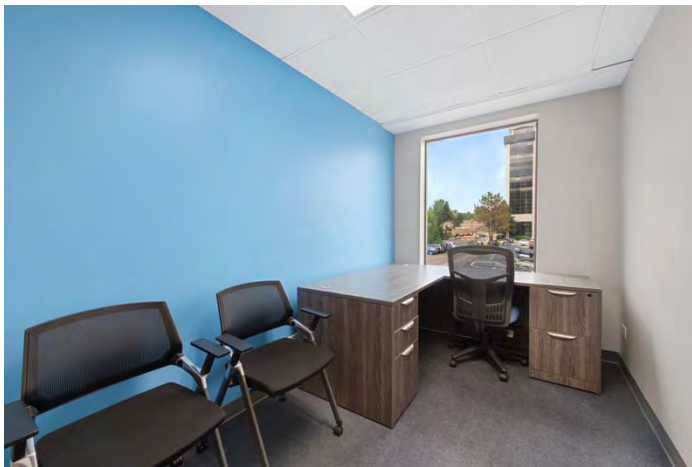
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469 S Cherry St, Cherry Creek Commons Condos - Unit 220



Unit #220: 823 SF. Available for Sale \$309,000 -or- Lease with Option to Purchase.

Operating Expenses:

Unit	HOA Dues/mo.*	Taxes/yr (est 2024)**	Notes
201-203 2,612 SF	\$1,732 (\$7.96/sf/yr)	\$19,461 (\$7.45/sf)	\$15.41/sf/year total #201-#203
220 823 SF	\$ 585 (\$8.53/sf/yr)	\$ 5,869 (\$7.13/sf)	\$15.66/sf/year total #220
All Units 3,435 SF	\$2,317/mo.	\$25,330	**Taxes: Under Protest/Arap County
*BOA includes all operating expenses, i.e. property ins, exterior & interior common area repairs/maint, all utilities			

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