



South Holly St Offices

2186 S Holly St

Denver, CO 80222



BRANDON PAXTON
Owner/Broker
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OFFERING SUMMARY

 Price **\$1,750,000**

 Cap Rate **9.07%**

 Price/SF **\$115.75**

Sale Price: **\$1,750,000**

Cap Rate: **9.07%**

NOI: **\$158,758**

Size: **15,118**

Site: **.54 Acres**

City/County: **Denver**

Taxes: **\$30,774.36**



OVERVIEW

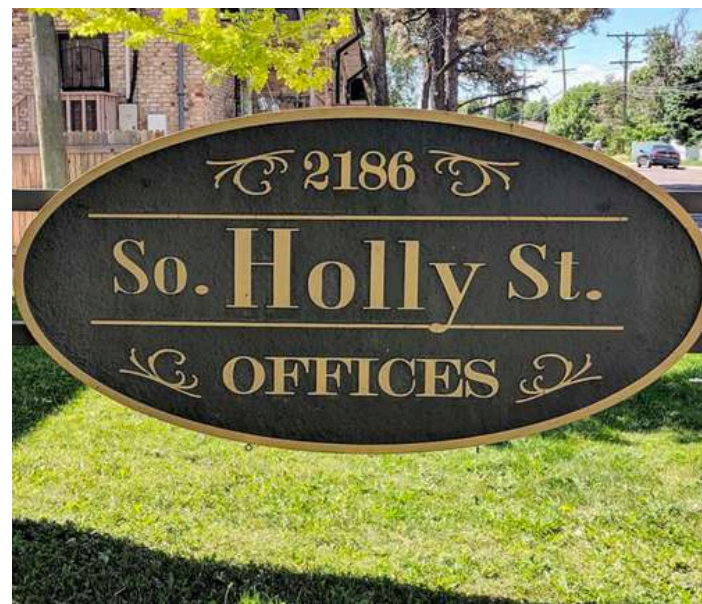
South Holly St Offices

2186 S Holly St, Denver, CO 80222

BRD Commercial Group is pleased to offer for sale South Holly St Offices, located at 2186 S Holly St in Denver, Colorado. This multi-tenant office building features thirty (30) executive-style office suites, consisting of 15,118 rentable square feet. The property is centrally-located between Downtown and DTC and offers quick access to I-25 just a 1/2 mile away.

HIGHLIGHTS

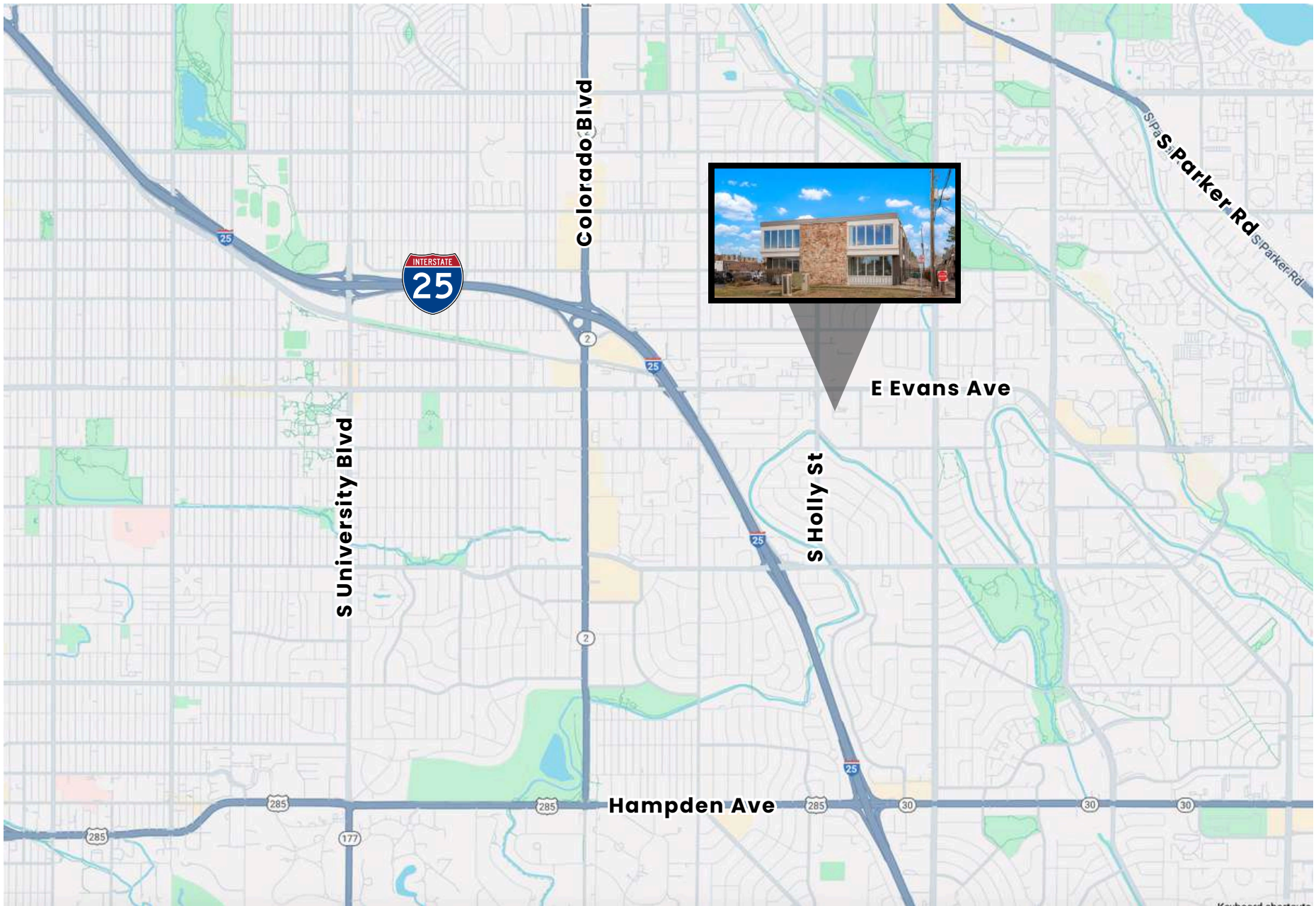
- 97% Occupied
- Strong Historical Occupancy
- Close Proximity to I-25
- New LED Lighting Throughout
- Centrally Located



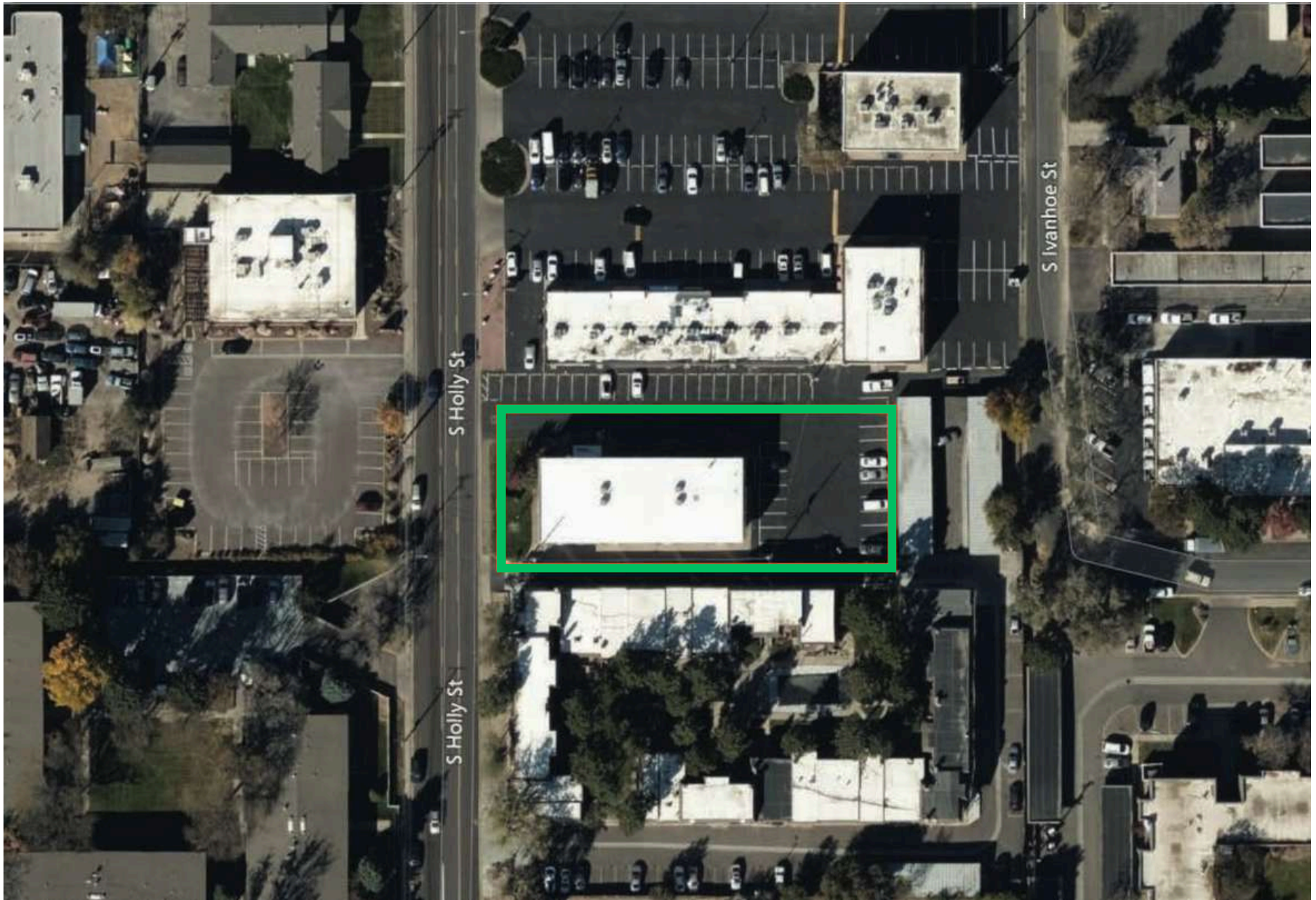
FINANCIALS

Gross Rental Income	\$254,100.00
Expenses	
Taxes	\$31,082.10
Insurance	\$6,010.50
Management	\$6,078.42
Repairs & Maintenance	\$7,737.16
Electric & Gas	\$12,611.10
Water	\$2,033.00
Stormwater	\$1,852.92
Janitorial	\$18,500.00
Internet	\$3,526.33
Garbage Removal	\$1,620.00
Landscaping	\$2,531.08
Snow Removal	\$1,768.00
TOTAL Expenses	\$95,341.41
Net Operating Income (NOI)	\$158,758.59

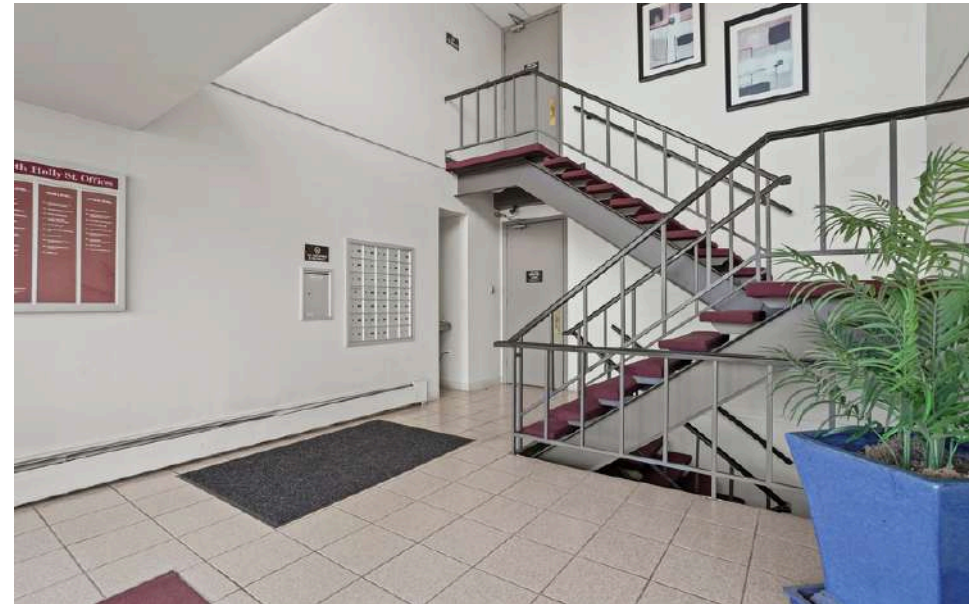
LOCATION



AERIAL



PROPERTY PHOTOS



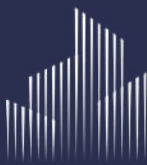


I-25

Evans Avenue

Holly Street

SOUTH HOLLY STREET OFFICES



BRD COMMERCIAL
REAL ESTATE GROUP

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