



70 MORNING SUN DRIVE

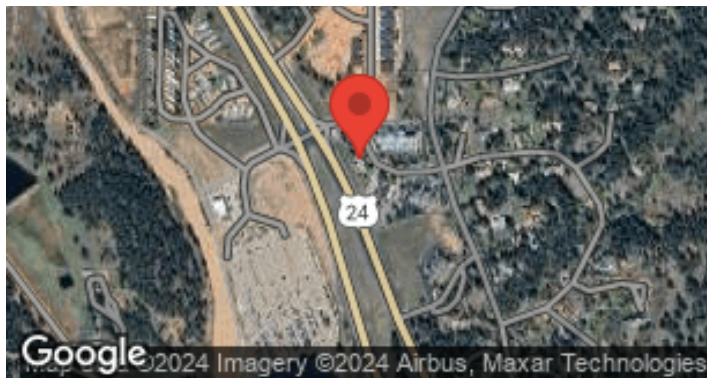
WOODLAND PARK,
CO 80863

LIST PRICE
\$899,999

PROPERTY OVERVIEW

Professional commercial office building off Highway 24 in Woodland Park. Two-story, 4,216 SF on 0.46-acre lot, zoned Neighborhood Commercial (NC). Fiber internet. Multiple entrances. Impressive A-frame entrance, vaulted ceilings, wood trim. Main level: foyer, offices, fireplaces, bathrooms, kitchen. Lower level: additional offices, bathroom, utility room. 15 parking spots, scenic views of Pikes Peak. Multiple tenant setup or owner/user flexibility. Owner carry financing available.

For a private showing or additional details, contact Charlie Triplett at (719) 896-1777.



CHARLIE TRIPLETT

Broker

📞 (719) 896-1777

✉️ charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



PROPERTY DETAILS

Property Address	70 MORNING SUN DRIVE
City, State, Zip	WOODLAND PARK, CO 80863
Price	\$899,999
Building SF	4,216
Price / SF	\$231.26
Rentable SF	4,216
Floors	2
Lot Size	0.46 AC
Year Built	2003
Zoning	NC (Neighborhood Commercial)
Parking	15 Spaces



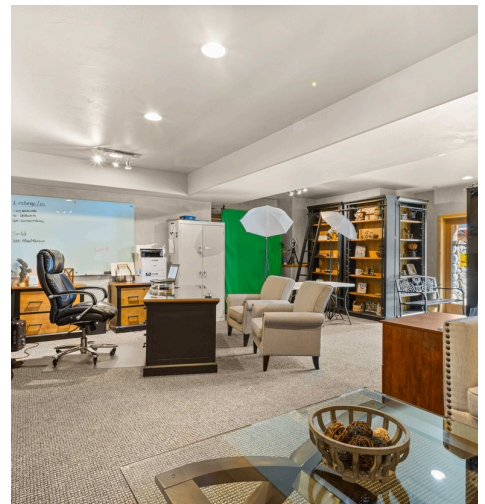
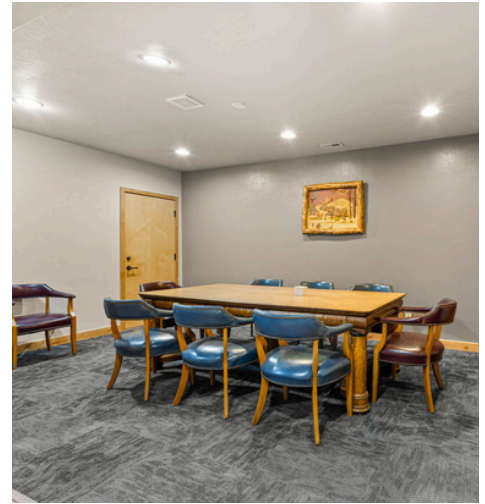
CHARLIE TRIPLETT

Broker

(719) 896-1777

charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



CHARLIE TRIPLETT

Broker

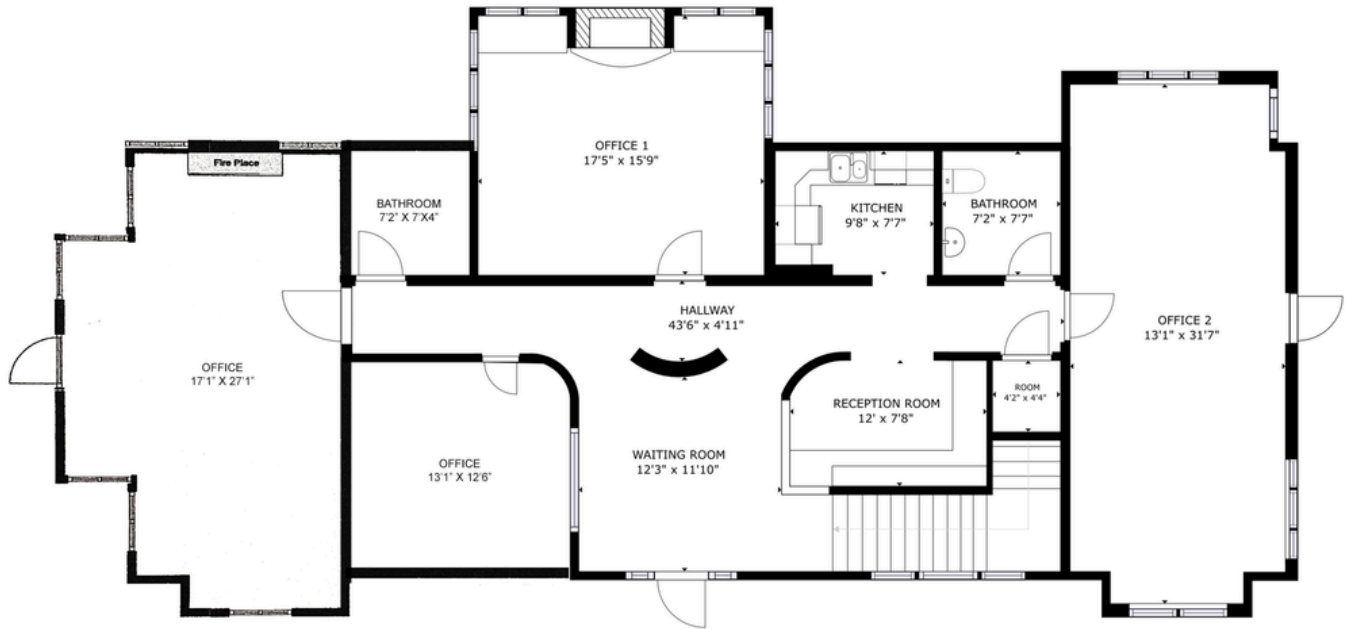
(719) 896-1777

charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.

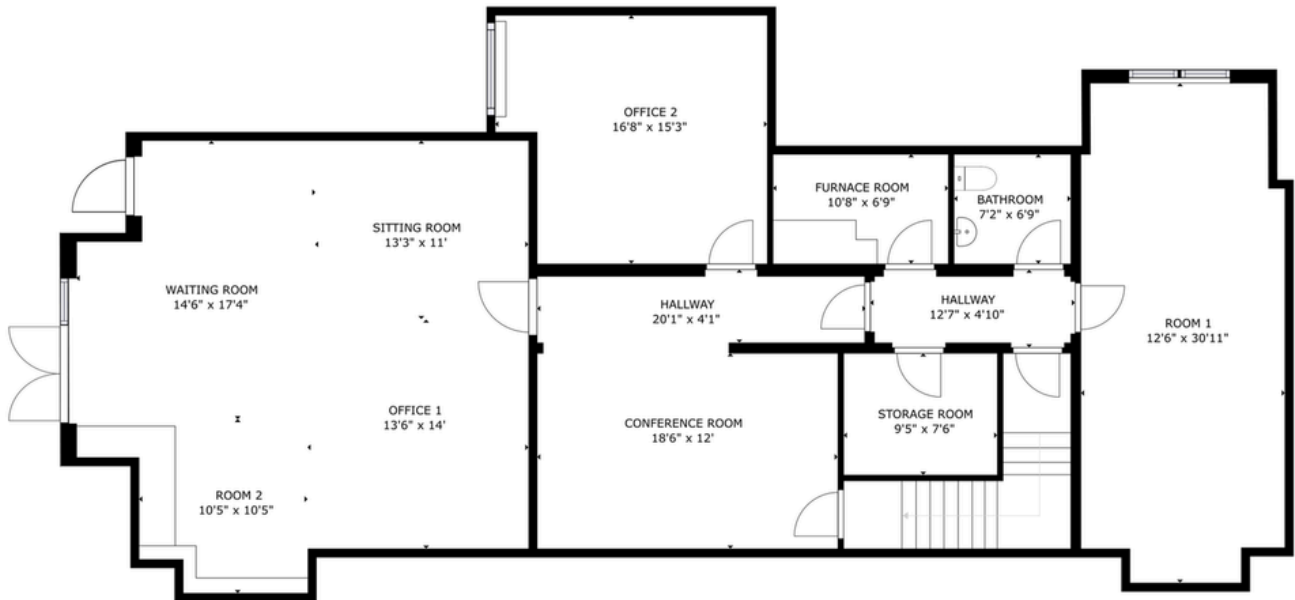


FLOOR PLANS



UPPER LEVEL

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



LOWER LEVEL

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



CHARLIE TRIPLETT

Broker

(719) 896-1777

charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



CURRENT RENTAL RATES

TENANT OVERVIEW

- Suite A: MacDougall & Woldridge, P.C (Vacant) \$1100.00/month
- Suite B: Rustic Mountain Builders (month-to-month lease) \$830.00/month
- Suite C, E-1, E-2 and Reception Space: Victory Life Church (Vacant) \$2225.00/month
- Suite D: American Eagle Properties and Willow Therapy (office share -2 year lease ended 08/14/2024) \$901.25/month

Suite A

(main floor, small deck, floor-to-ceiling fireplace, private bathroom, use of conference area.)

766 sf combined two offices, hallway, and bathroom, comprising 20% of the building.
2023 rent: \$1,300.00/month (\$11 per square foot, plus 20% of anticipated expenses).
2024 switched to month-to-month rent and lowered to \$1,100.00/month (\$8 per square foot, plus 20%).

Suite B

(main floor, with an additional outside entrance, shared bathroom.)

400 square feet, plus 10% of anticipated expenses.
2024 rent increased to \$830/month (\$17 per square foot, plus 10% of anticipated expenses).

Suite C

(main floor, floor-to-ceiling fireplace, plus reception area.)

Combined square feet of 946, and shared use of 2 bathrooms, plus occasional use of waiting area, kitchenette, and conference area.
2024 rent: \$2,225.00/month (\$20.00 per square foot, plus 22% of anticipated expenses).

Suite E-1 & E-2

(two lower level offices)

650 square feet, plus 15% of expenses.
Current rent: \$901.00/month (\$8.50 per square foot, plus 15%, based on 2024 anticipated expenses).

Suite D

(lower-level office with an additional outside entrance, shared bathroom, use of conference area.)

GENERAL YEARLY EXPENSES

Taxes	\$9577.88 (\$12,500.00 to pay in 2024)
Insurance	\$4448.82
Electric	\$4142.77
Water / Sewer	\$730.00
Gas / Heating	\$2040.00
Trash Removal	\$276.00
Snow Removal	\$540.00 paid to the contractor (October-December). The landlord removed snow (January-April). Estimated snow removal cost per season: \$2,000.00 - \$3,000.00. Currently paying \$140.00 per event for sidewalks and parking lot.
Maintenance	Cleaning two bathrooms once a week: \$1,325.00/year. Cleaning by the landlord 1-2 times a week: two bathrooms, common areas. The landlord performs outside yard maintenance. Sealing asphalt and staining logs/trim estimated at \$4,000.00 every 3 years.
Other Expenses	Once a year backflow water test \$75.00 Furnace inspections \$170.00 - \$200.00 two furnaces General Supplies



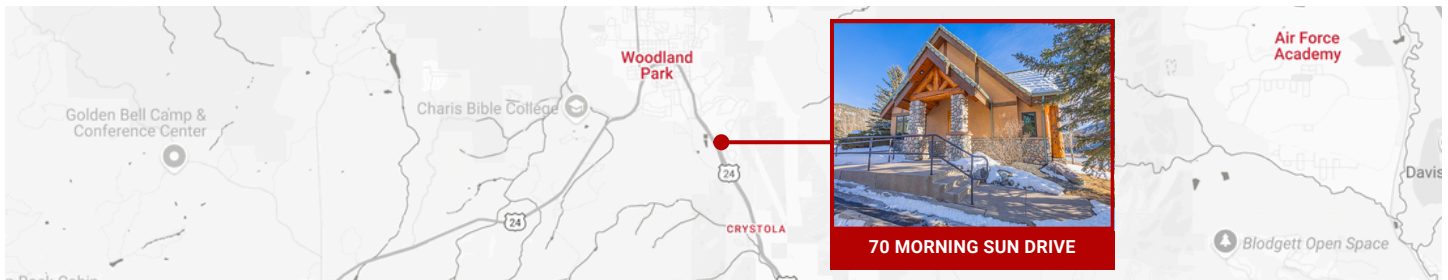
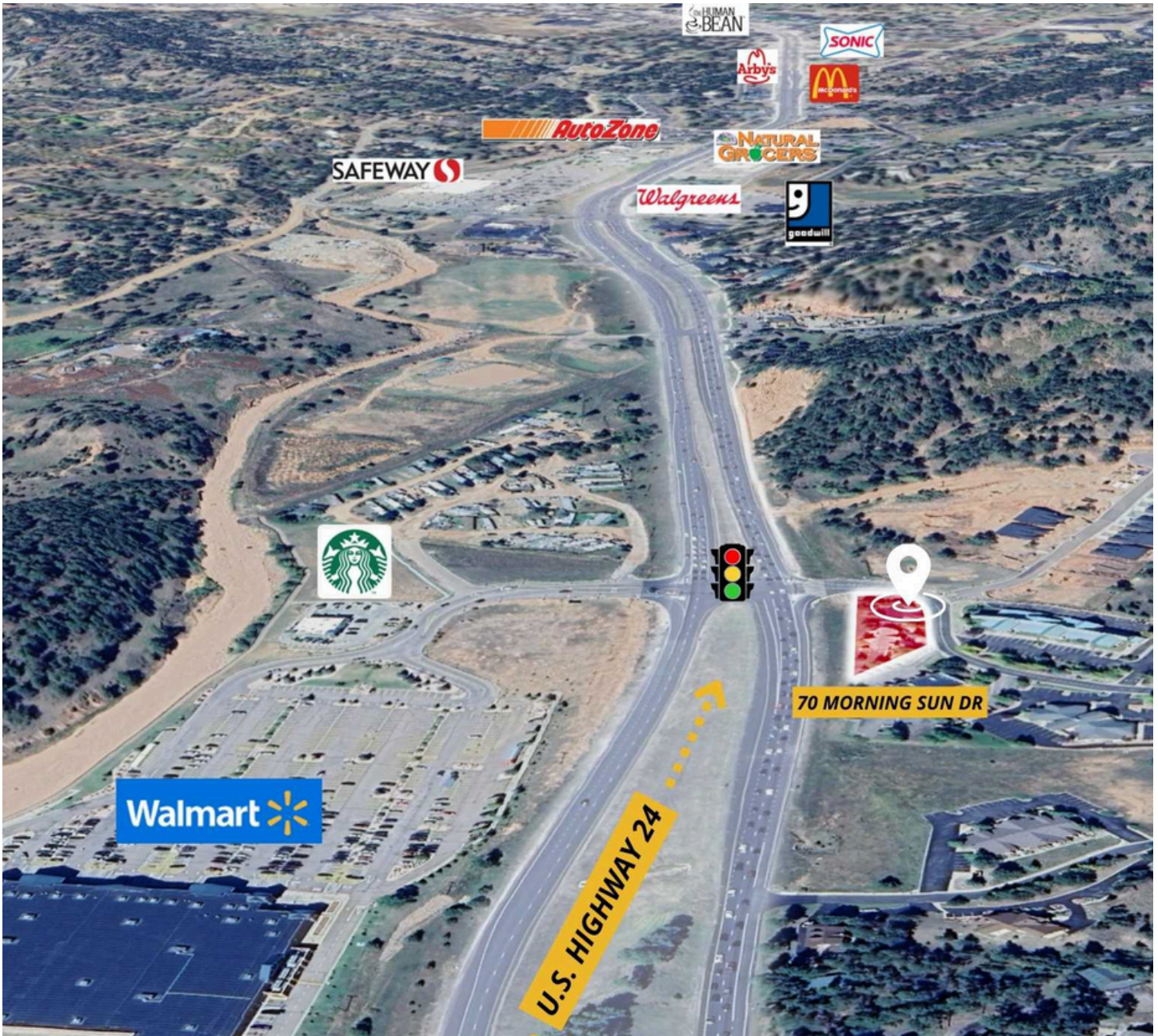
CHARLIE TRIPLETT

Broker

(719) 896-1777

charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



CHARLIE TRIPLETT

Broker

(719) 896-1777

charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.



DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



CHARLIE TRIPLETT

Broker

📞 (719) 896-1777

✉️ charlietriplett@kw.com

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act. Each Keller Williams® office is independently owned and operated. Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.