

Full Property View

560 S Ames Street Unit #305, Denver, CO 80226

\$350,000 - Active

Listing



Listing ID:	6037167	MLS Status:	Active
Property Type:	Commercial Sale	List Price:	\$350,000
Property Subtype:	Industrial	Original List Price:	\$350,000
County:	Jefferson	Structure Type:	Free Standing
Year Built:	2023	Lease Considered:	
Lease Amount:		Listing Terms:	Cash, Conventional
Listing Contract Date:	03/10/2025	Spec. Listing Cond:	
Days in MLS:	1		
Tax Annual Amt:	\$4,532	Tax Year:	2024
Tax Legal Desc:	SECTION 12 TOWNSHIP 04 RANGE 69 SUBDIVISIONCD 1000188 SUBDIVISIONNAME OFF SITE GARAGES OF 6TH AVE STORAGE CONDOS BLDG 003 UNIT 305		

Recent: **03/10/2025 : NEW**

Building Information

Building Area Total (SqFt Total):	960	Building Class:		Stories:	2
Security Features:	Fire Sprinkler - Wet, Security Entrance	Year Built Effective (Last Remodel):	2023		
Construction Materials:	Metal Frame	Roof:	Metal		
Building Features:	Gated	Ceiling Height (Clear Span):		Architectural Style:	
PSF Total:	\$365				

Site & Location Information

Lot Size:	0.02 Acres / 960 SqFt	Fencing:	
Current Use:	Warehouse	Lot Features:	
Road Surf/Front:	Paved/Public Road	Road Responsibility:	Public Maintained Road
Zoning:	Commercial	Building (Complex) Name:	Offsite Garages of 6th Ave Storage Condominiums
		Parcel Number:	524627
Walk Score:	63		View Walk, Bike, & Transit Scores

Water & Utilities

Water Included:	Yes	Water Source:	Public	Sewer:	Public Sewer
Utilities:	Cable Available, Electricity Available, Natural Gas Available, Phone Available				

Financials & Expenses

Cap Rate:	10.00	Cap Rate Calculation:	
<u>Actual</u>		<u>Projected</u>	
Gross Income:	\$42,000	Gross Income:	\$42,000
Operating Expense:	\$6,764	Annual Expense:	\$6,764
Annual Net Income:	\$35,236	Annual Net Income:	\$35,236
Operating Expense Includes:			

Unit Information

# Units Total:	1	# Units Vacant:		# Units Furnished:	
<u>Unit Type</u>	<u># Units</u>	<u>Unit Area (SqFt)</u>	<u>Actual Rent</u>	<u>Total Rent</u>	<u>Unit Description</u>
Flex	1	960			

Parking

Parking Total:	0	Garage Spaces:	0	Offstreet Spaces:	0
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>			
None					

Public Remarks

What a fantastic opportunity to own this spacious and versatile Warehouse/Storage unit! Located in Off-Site Garages Of 6th Ave Storage Condos, this property offers the perfect flex space for personal storage, workspace, or vehicle use. Come inside to find a large open floor plan! With high ceilings and a wide overhead garage door, it easily accommodates motor vehicles, boats, equipment, or inventory-based businesses. You'll love the lofted mezzanine, ideal for additional storage or an office setup. The unit is individually metered and equipped with a cabinet sink, offering a practical and functional setup for various uses. For added convenience, the complex includes a clubhouse with showers, a kitchenette, and living space. Enjoy the peace of mind that comes with secure & gated access, along with 24/7 surveillance! Situated just off US-6 and Sheridan Blvd, the garage condo offers easy access to shopping, restaurants, and entertainment. Whether you're storing vehicles, equipment, or running a business, this space combines security, flexibility, and convenience for all your needs.

What's not to like? This gem is truly a MUST-SEE!


Directions

US-6 & Sheridan Blvd. Head south on Sheridan Blvd to, Turn right onto W 5th Ave, Turn right onto Ames St, Turn right to enter the complex. The property will be on the first building.

Confidential Information

Sale Type:	Owner/User	Existing Lease Type:	
Contract Earnest Check To:		Possession:	
Contract Min Earnest:		Listing Terms:	Cash, Conventional
Title Company:		Ownership:	
Expiration Date:	02/18/2026		

Showing Information

Showing Service:	ShowingTime 	Show Email:	
Showing Contact Phone:	800-746-9464	No Showings Until:	
Occupant Type:	Vacant		

List Agent

List Agent:	Robert Tait	Phone:	303-888-0194		
List Agent ID:	43948N	Mobile:	303-888-0194		
		Office:	720-692-6563		
List Office:	Engel & Volkers Denver	Email:	robert.tait@evrealestate.com	List Office ID:	M2245
Co List Agent:	Celena Hinkelman	Phone:	720-793-6842	Co List Agent ID:	55050041
Co List Office:	Engel & Volkers Denver	Email:	celena.hinkelman@engelvolkers.com	Co List Office ID:	M2245



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Tax

Characteristics

Land Use - CoreLogic:	Industrial Condominium	Year Built:	2023
Bldg Sq Ft - Finished:	960	# Buildings:	1
Heat Type:	Forced Air	Garage Capacity:	0
Exterior:	Metal	Quality:	AVERAGE

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Gross Building Area (Commercial)	S	960			
Mezzanine	S	300			

Owner Information

Owner Name:	Kikhia Noha N	Mailing Address:	14051 W Exposition Dr
Mailing City & State:	Lakewood CO	Mailing Zip:	80228
Mailing ZIP 4:	2321	Mailing Carrier Route:	C058
Owner Occupied:	No		

Location Information

Property Zip:	80226	Property Zip4:	3616
Property Carrier Route:	C047	Subdivision:	Off Site Garages Of 6th Ave Storage Condos
Census Tract:	011806	Condo Floor:	1
Township Range and Section:	046912		

Tax Information

PIN:	524627	Alternate PIN:	49-121-01-037
Schedule Number:	524627	% Improved:	100
Tax District:	7018		
Legal Description:	SECTION 12 TOWNSHIP 04 RANGE 69 SUBDIVISIONCD 1000188 SUBDIVISIONNAME OFF SITE GARAGES OF 6TH AVE STORAGE CONDOS BLDG 003		

UNIT 305

Assessment & Taxes

Assessment Year	2024	2023
Market Value - Improved	\$179,200	
Market Value - Total	\$179,200	
Assessed Value - Improved	\$49,997	
Assessed Value - Total	\$49,997	
Tax Year	2024	
Total Tax	\$4,532.34	

Last Market Sale

Sale Date:	01/09/2024	Sale Price:	\$217,500
Price per SqFt - Finished:	\$226.56	Deed Type:	Special Warranty Deed
Owner Name:	Kikhia Noha N	Seller Name:	Off-Site Garages/6th Ave Ltd

History

Listing History from MLS

ListingID: [6037167](#) Sts: Active
Parcel #: [524627](#)

560 S Ames Street Unit #305, Denver, CO 80226
Commercial Sale, Industrial

LA: [Robert Tait](#)
LO: [Engel & Volkers Denver](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
03/10/2025	New Listing	ACT-> \$350,000	03/10/25 - 02:34 PM	0

Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
01/09/24	\$217,500		Kikhia Noha N	Off-Site Garages/6th Ave Ltd	1987	Special Warranty Deed	Fitco-First Integrity Title	

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s)	Title Company
01/09/24	\$141,375	Firstbank	CONVENTIONAL					Kikhia Noha N	

Photos



Unit 305

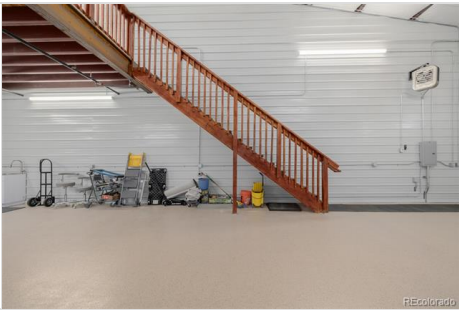
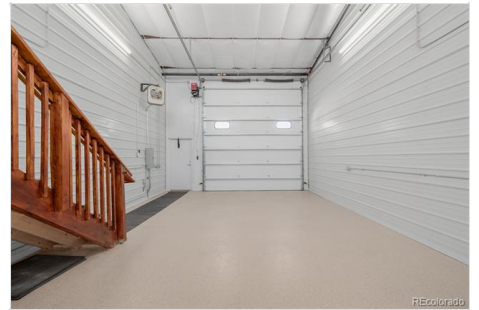




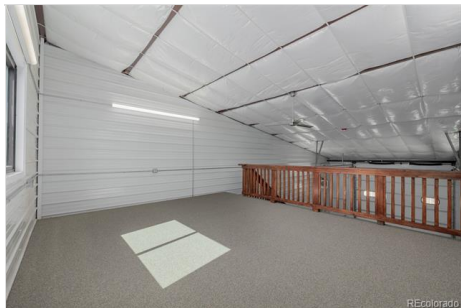
Gated entrance

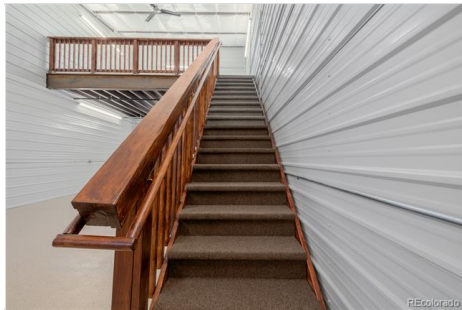


Spacious, 2 car garage



Upstairs flex space





Community clubhouse



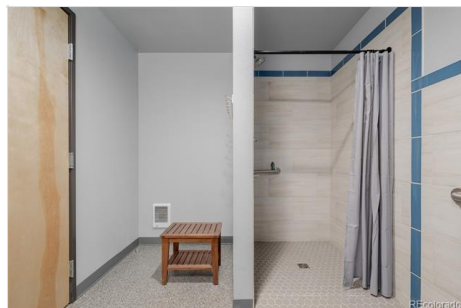
Tv area



Kitchenette in clubhouse



Bathrooms in clubhouse



Shower in clubhouse

