

# 2845

## WYANDOT ST

DENVER, CO 80211

SALE PRICE

**\$1,190,000**



**OWNER/USER TURNKEY SALON**

3,104 SF W/ PARKING



**MARC S. LIPPITT**

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*2845 Wyandot Street, Denver, CO 80211*

## Team Contacts

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### Unique Properties, Inc

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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 Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY HIGHLIGHTS

Sale Price:	\$1,190,000
Property Type	Retail
Building Size:	3,104 SF
Price/PSF:	\$383.37 / SF
Lot Size:	6,345 SF
Year Built	1907
Zoning:	C-MX-5
Property Taxes (Est):	\$23,108 (2025)

## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to qualified users and investors the opportunity to purchase 2845 Wyandot Street in Denver, Colorado. This property is a multi-generation salon that has been in continual operations since the 80's. First, Bliss Salon, then The Powder Room, then Wyandot Beauty, then Wellness Collective. Most recently Wild Indie Hair Lounge occupied the building. This property was built in 1907 and has been impeccably maintained over the years by the current owner. The lower level is a standalone unit, and is currently occupied by a tattoo artist paying \$1,100 per month.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver and Interstate 25.
- Off-Street Parking | 7 Spaces
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.
- Qualifies for SBA | Potential to buy with 10% down







2306 W. 29TH AVENUE  
ALSO AVAILABLE FOR SALE  
\$1,499,000 | 4,742 SQ. FT.

SITE

W. 29TH AVENUE

WYANDOT STREET





## NEARBY SHOPPING/DINING/ENTERTAINMENT



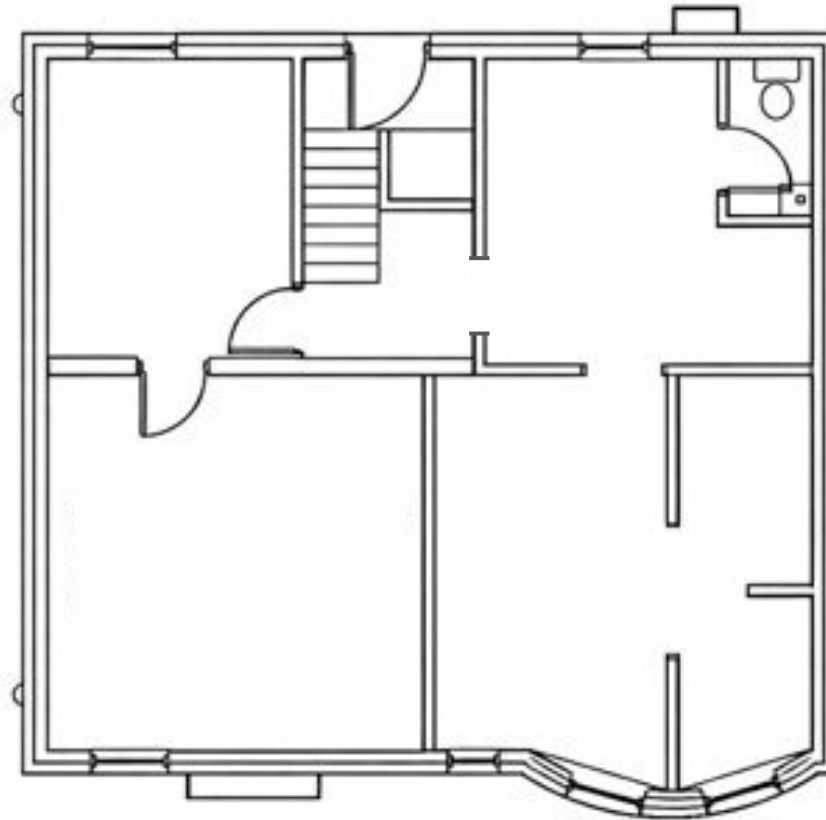


# AREA MAP

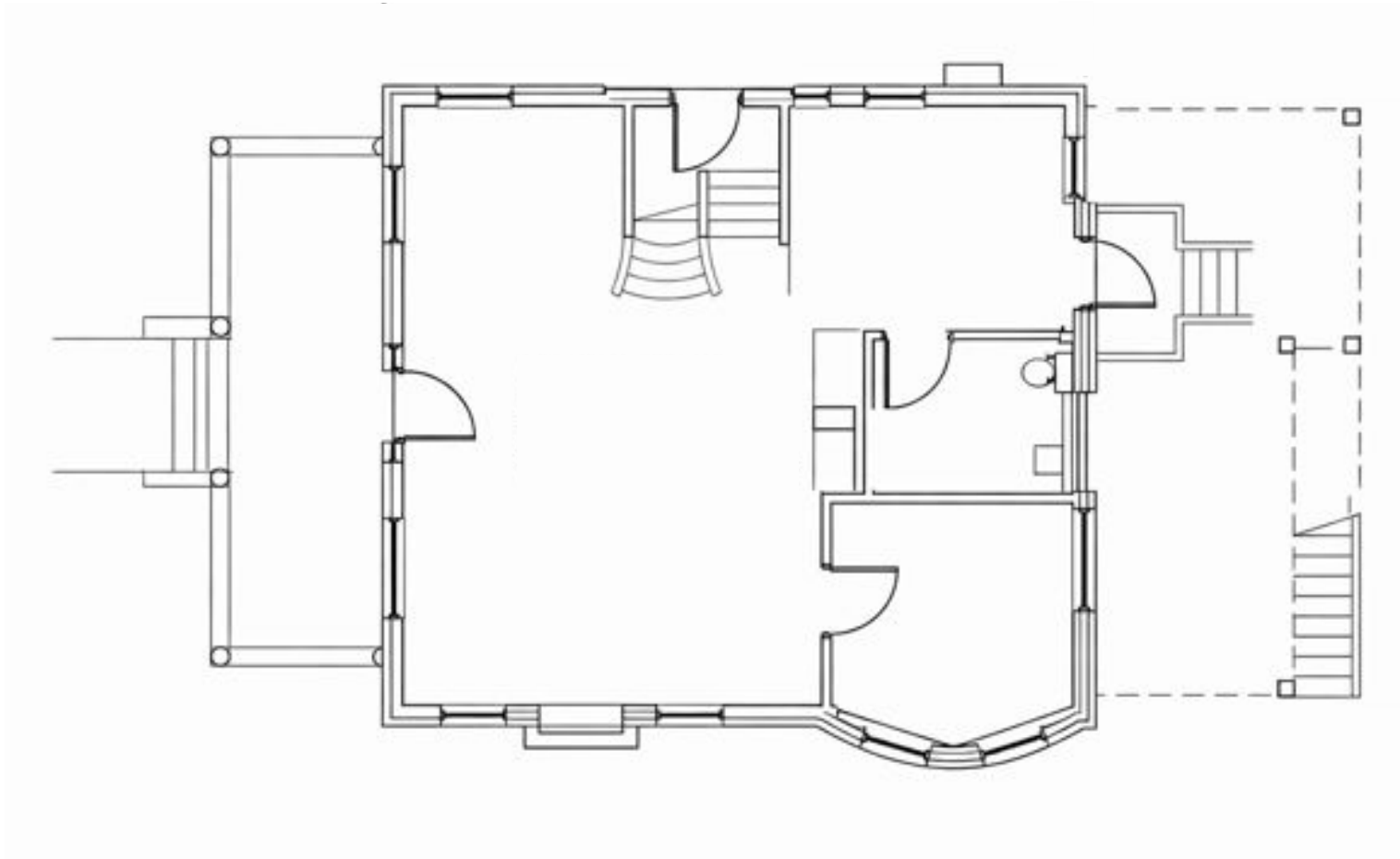




# LOWER LEVEL LAYOUT

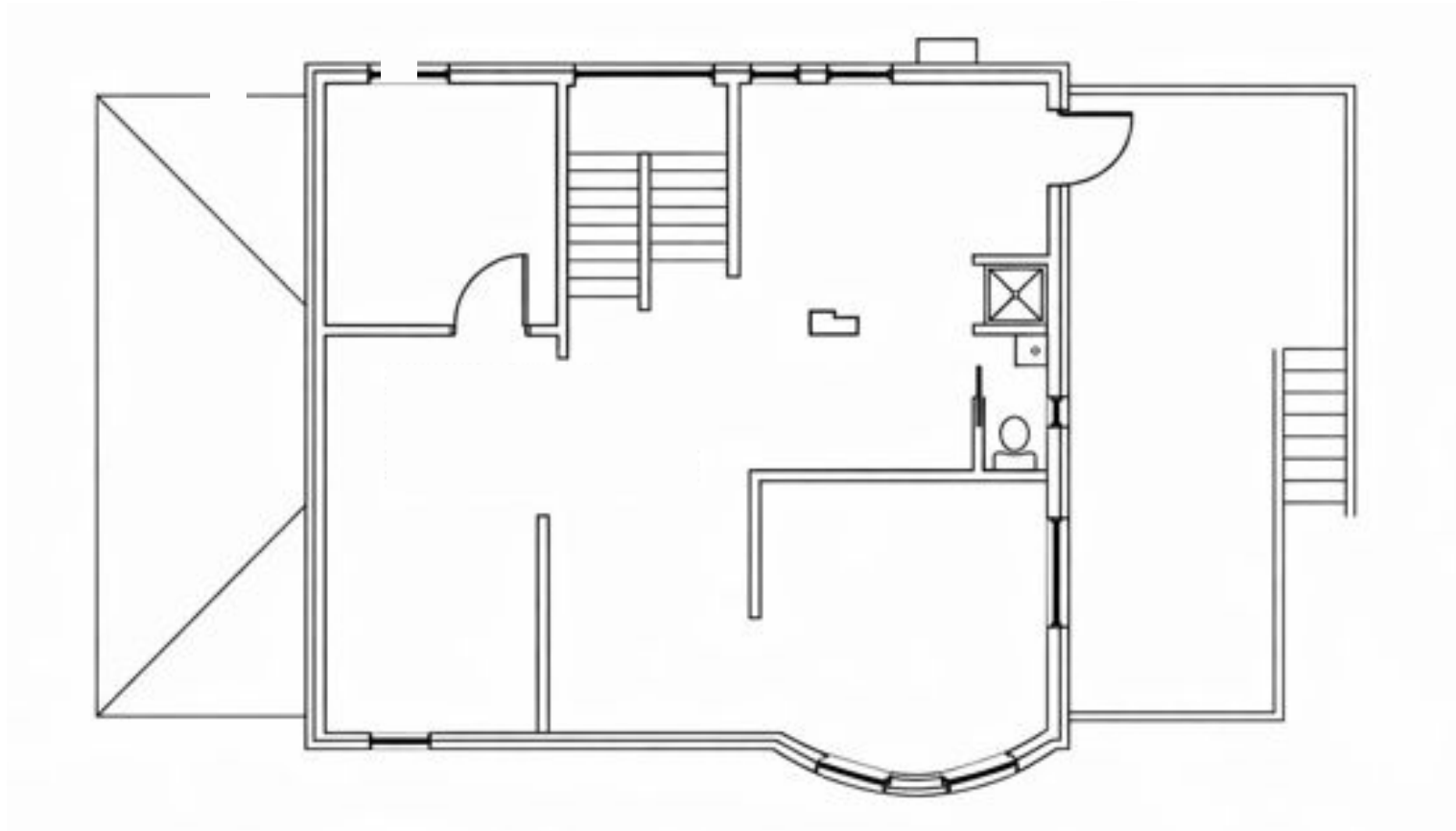


# 1ST FLOOR LAYOUT



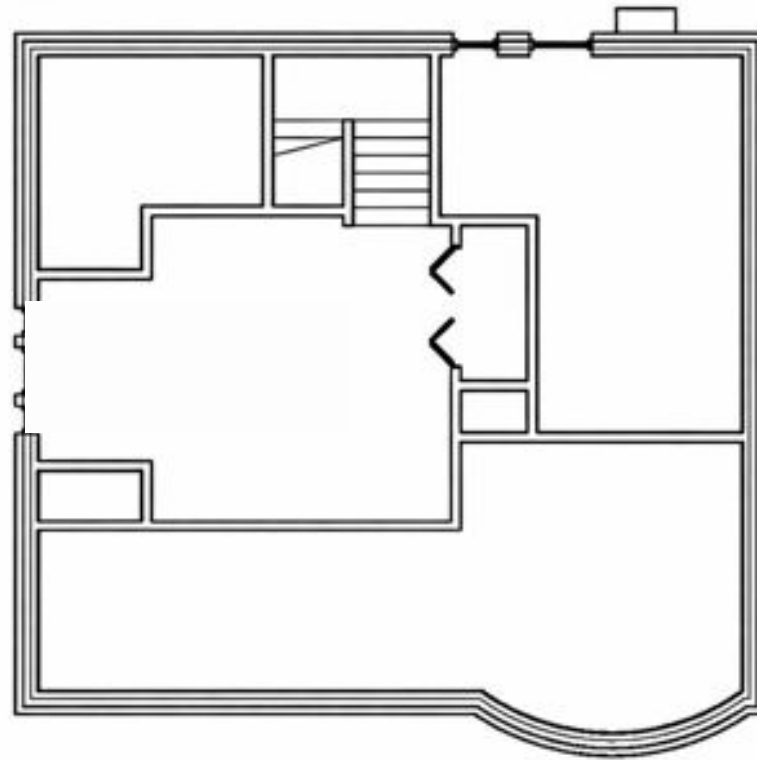


## 2ND FLOOR LAYOUT





## 3RD FLOOR LAYOUT





## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS





# RENT VS. OWN SCENARIO

	SOURCE/ASSUMPTION	RENT	SBA (1)	CONVENTIONAL (2)
EST. LOAN			\$1,071,000	\$952,000
EST. EQUITY REQUIRED			\$119,000	\$238,000
RENT/MORTGAGE	\$29.50 PSF NNN	\$63,779	\$90,753	\$73,605
TAXES (3)	See Tax Analysis	\$16,096	\$23,108	\$23,108
INSURANCE	Per Owner	\$3,928	\$5,640	\$5,640
UTILITIES	Per Owner	\$4,483	\$6,437	\$6,437
REPAIRS & MAINTENANCE	Per Owner	\$937	\$1,345	\$8,887
<b>ANNUAL TOTAL</b>		<b>\$89,223</b>	<b>\$127,283</b>	<b>\$117,677</b>
LOWER LEVEL RENT	\$1,100/mo		\$13,200	\$13,200
PRINCIPAL (5 Yr. Average)			\$18,956	\$19,169
<b>NET TOTAL (ANNUAL)</b>		<b>\$89,223</b>	<b>\$95,127</b>	<b>\$85,308</b>
<b>NET TOTAL (MONTHLY)</b>		<b>\$7,435</b>	<b>\$7,927</b>	<b>\$7,109</b>

- 1) Assuming 10% down 6.99% interest. 25 year amortization.
- 2) Assuming 20% down at 6% interest. 25 year amortization.
- 3) See Tax Analysis

\* Estimated Mortgage is subject to the approval of the borrower's credit



# PROPERTY TAX ANALYSIS

<u>TAX YEAR</u>	<u>ACTUAL</u>	<u>ASSESSED</u>	<u>MILL LEVY</u>	<u>TAX AMOUNT</u>	<u>MONTHLY</u>
2025 Taxes Paid in 2026	\$1,075,200	\$290,300	79.602	\$23,108	\$1,925.71
2026 Taxes Paid in 2027	\$1,075,200	\$290,300	81.990	\$23,802	\$1,983.48
2027 Taxes Paid in 2028	\$1,190,000	\$321,296	84.450	\$27,133	\$2,261.11
2028 Taxes Paid in 2029	\$1,190,000	\$321,296	86.983	\$27,947	\$2,328.94

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For this property, there is an assessment rate of 27% which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 79.602) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2027 taxes paid in 2028. The Actual Value is 100% of our sale price. We increase the Mill Levy by 3% annually.



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	36,367	117,853	228,281
2024 Estimate	35,637	114,751	223,627
2010 Census	34,323	106,606	213,748
Growth 2024-2029	2.05%	2.70%	2.08%
Growth 2020-2024	3.83%	7.64%	4.62%
Median Age	34.40	34.90	35.40
Average Age	35.70	36.50	36.90
<b>2024 Population by Race:</b>			
White	27,490	80,346	149,091
Black	886	6,146	12,198
Am. Indian & Alaskan	249	1,278	2,942
Asian	1,156	3,684	6,051
Hawaiian & Pacific Island	10	40	82
Other	5,847	23,257	53,264
Hispanic Origin	5,799	25,730	59,943
<b>U.S. Armed Forces:</b>	<b>16</b>	<b>54</b>	<b>75</b>
<b>Households:</b>			
2029 Projection	20,946	62,245	117,031
2024 Estimate	20,535	60,550	114,572
2010 Census	19,863	56,063	109,329
Growth 2024-2029	2.00%	2.80%	2.15%
Growth 2020-2024	3.38%	8.00%	4.80%
Owner Occupied	6,062	19,152	38,751
Renter Occupied	14,473	41,398	75,821
<b>2024 Avg Household Income</b>	<b>\$136,139</b>	<b>\$122,253</b>	<b>\$110,795</b>
<b>2024 Med Household Income</b>	<b>\$109,297</b>	<b>\$95,553</b>	<b>\$84,031</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	2,105	10,265	20,381
\$25,000 - \$50,000	1,954	6,010	15,678
\$50,000 - \$75,000	3,185	8,292	16,492
\$75,000 - \$100,000	2,332	6,942	13,109
\$100,000 - \$125,000	1,858	5,470	10,021
\$125,000 - \$150,000	2,273	6,053	9,963
\$150,000 - \$200,000	2,570	7,064	13,223
\$200,000+	4,257	10,453	15,706
<b>2024 Population by Education:</b>			
Some High School, No Diploma	1,470	5,585	13,655
High School Grad (Incl Equivalency)	1,894	10,194	24,515
Some College, No Degree	4,008	16,545	35,248
Associate Degree	1,537	7,269	14,668
Bachelor Degree	14,827	38,089	66,073
Advanced Degree	6,756	19,798	34,672
<b>2024 Population by Occupation</b>			
Real Estate & Finance	2,924	8,337	13,538
Professional & Management	24,655	69,012	117,549
Public Administration	743	2,523	4,907
Education & Health	4,893	13,674	28,335
Services	1,977	8,954	19,730
Information	1,108	2,598	5,041
Sales	5,139	13,568	25,873
Transportation	1,280	4,747	9,086
Retail	1,884	5,524	11,651
Wholesale	596	1,875	3,815
Manufacturing	1,788	4,674	8,568
Production	1,015	4,123	9,912
Construction	767	2,754	7,047
Utilities	661	2,514	5,424
Agriculture & Mining	349	831	1,409
Farming, Fishing, Forestry	4	209	424
Other Services	867	3,369	7,188





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