

Contact: **R. Gail Hamilton, CCIM**

303-777-2007(o). **303-898-4245**(c).

OWNERSHIP OPPORTUNITY: OFFICE CONDO - 3,073 SF FOR SALE near Cherry Creek with Abundant Parking



PRIME 469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80264

LOCATION: 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 across from the planned 10-acres, Glendale (4 Mile) Entertainment District with concert venues, restaurants, and Alamo Draft House movie theaters. Quick walk to several groceries, 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: Three dedicated, covered parking spaces plus large surface lot, ~59 spaces at no charge.

BUILDING: 7 office condo units total, all owner occupied, 2-story, reinforced concrete, total 15,048 SF. YOC 1979/2018 renovated. Common area kitchen.

UNIT #201: **3,073 SF.** Nicely remodeled 2018. Lots of natural light; window glass on 3 sides of suite --Reception, 7 privates, large open work area, 3 cubicles, conf room, storage, IT room.

NEW PRICE: \$875,000. \$285/SF - Based on 3,073 SF.

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E-mail: gHamilton@ccim.net

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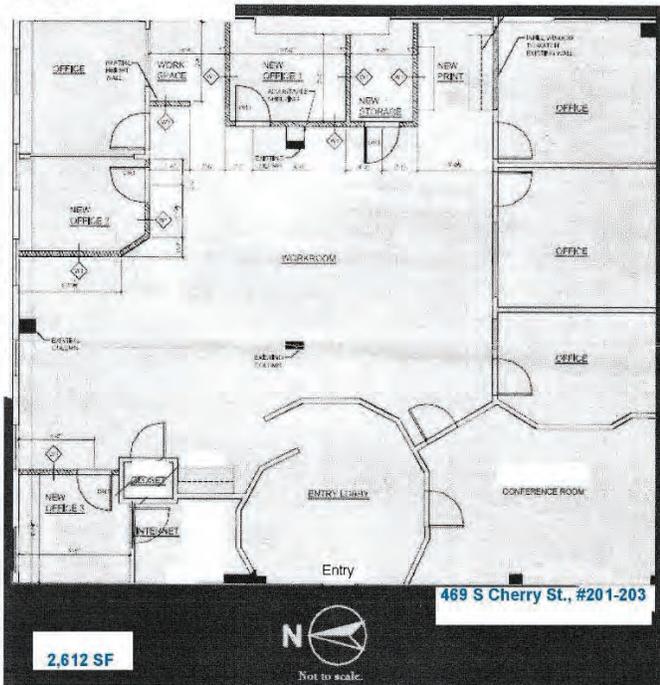
INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS



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Floor Plan



Unit #201-203 Operating Expenses

Dues: \$1,732/mo.	\$ 6.76/sf/year
Taxes: \$22,070/yr.	\$ 7.18/sf/year
Totals:	\$14.94/sf/year

BOA Dues include all operating expenses, i.e. insurance, mgmt, ext/interior common area repairs/maint, all utilities (gas/elec/ water/sewer).

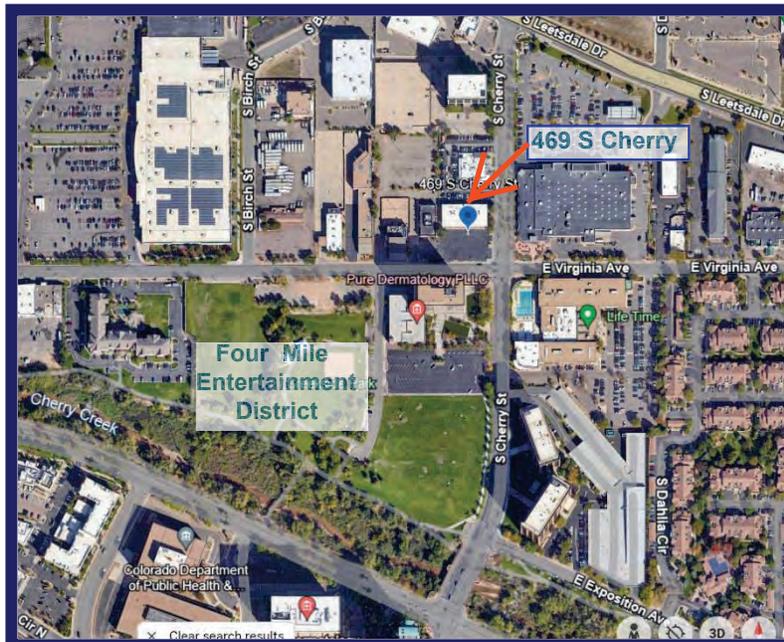
Property Taxes: Arapahoe County



Very Bikeable
Biking is convenient for most trips.



Very Walkable
Most errands can be accomplished on foot.



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Suite #201-203 3,073 SF

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