

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

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

OWNERSHIP OPPORTUNITY: OFFICE CONDOS 3,073-3,981 ssf FOR SALE near Cherry Creek with Abundant Parking Units 201-203 (3,073 ssf) and Unit 220 (908 ssf)



PRIME

469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80246

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 the planned 10-acres, Glendale (4 Mile) Entertainment District with concert venues, restaurants, and movie theaters. Quick walk to grocery, 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: Four dedicated, covered parking spaces and large surface lot, ~59 spaces at no charge.

BUILDING: 7 office condo units, 2-story, reinforced concrete, total 15,048 SF. YOC 1979/2018 renov.

PORTFOLIO **3,981 ssf** consisting of 3,073 ssf (#201-203) and 908 ssf (#220) units. Includes furniture.

#201-203 **3,073 ssf.** Remodeled 2018. Lots of natural light; window glass on 3 sides of building. Reception, 7 privates, large open work area, 3 cubicles, conf room, print +storage, IT room.

#220 **908 ssf.** Remodeled 2019. Reception/open area, 3 privates, conference room.

PRICE: **\$940,000 3,073 SSF = \$306/ssf.**
\$309,000 908 SSF = \$340/ssf. If combined: \$1,189,000 or \$299/ssf.

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Although the information contained herein has been obtained from sources believed to be reliable, there is no assurance or guarantee as to its accuracy, completeness or currency. Price, terms, and information are subject to change without notice.

INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS

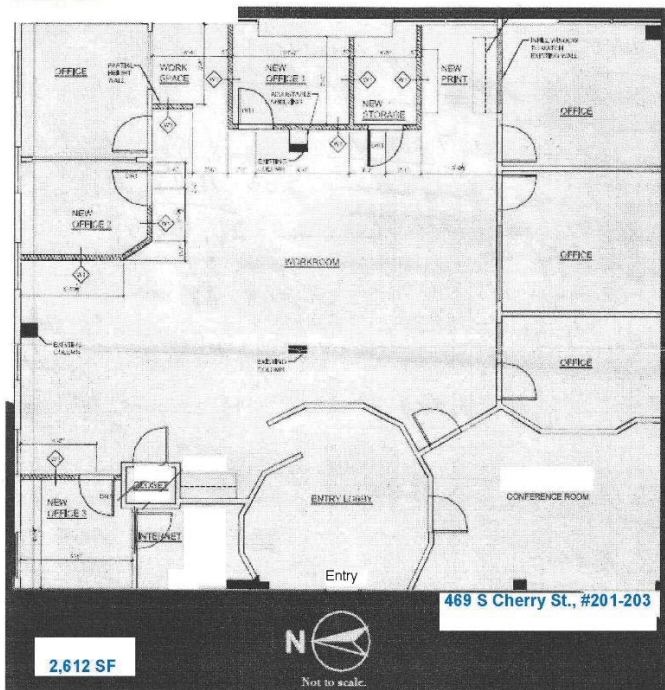


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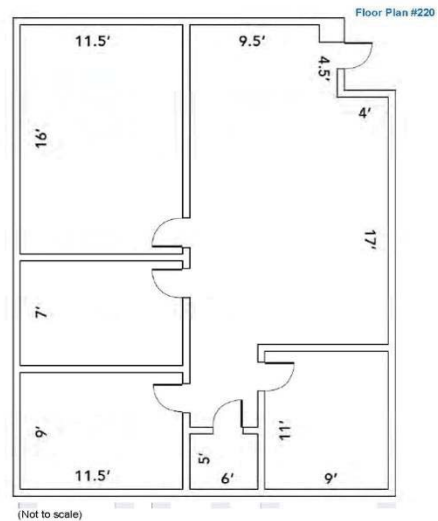
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Floor Plan



469 S Cherry St., Denver, CO #220 823 SF



Very Bikeable

Biking is convenient for most trips.



Very Walkable

Most errands can be accomplished on foot.



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Units #201-203 3,073 SSF

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Cherry Creek Commons Condominiums 469 S Cherry St - Unit 220 – 908 SSF



Operating Expenses:

Unit		BOA Dues/mo.*	Taxes/yr (est 2024)	Totals:
201-203	3,073 ssf	\$1,732 (\$6.76/sf/yr)	\$19,461 (\$6.33/sf)	\$13.09/sf/year total #201-#203
220	908 ssf	\$ 585 (\$7.73/sf/yr)	\$ 5,869 (\$6.46/sf)	\$14.19/sf/year total #220
All Units	3,981 ssf	\$2,317/mo.	\$25,330 Arap County	

*BOA includes all operating expenses, i.e. property ins, exterior & interior common area repairs/maint, all utilities