

FOR SALE RARE Master Lease Multi-Family Property

287-293 South Hoyt Street, Lakewood, CO 80226



For Sale at

PROPERTY SUMMARY

Sale Price:	\$995,000
Building Size:	5,766 SF
Unit Mix:	4 units 3 bedroom; 1 3/4 bath
Parking	6 off street spaces

For more information, please contact:

HRUJH0HLU T 303.. george@denverofficespace.com	John Fairbairn T 303.226.4764 john@denverofficespace.com
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2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

FEATURING

- Coveted Highlands/Sunnyside area
- Rare small office building
- Currently divided into 2 office spaces
- Uses include office/medical/retail
- Directly across the street from new retail "Cobblers Corner"



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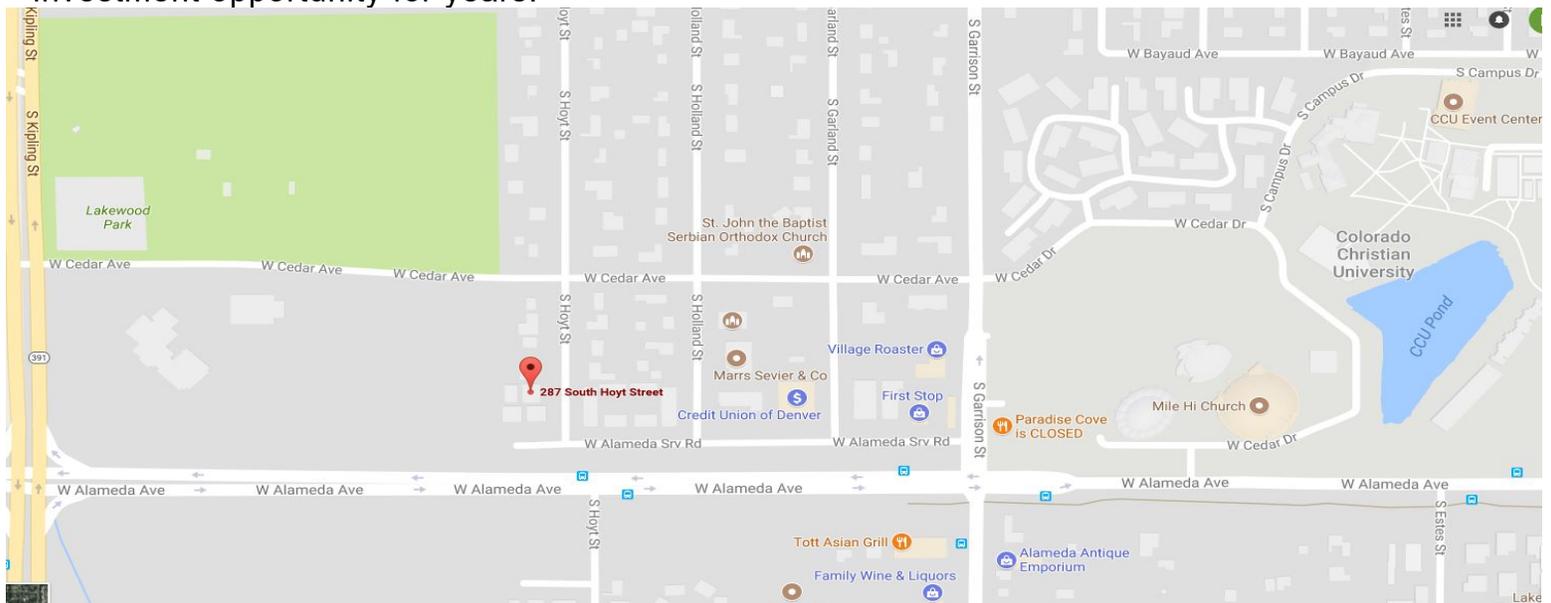
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Investment Summary:

- * Very unique student housing investment opportunity offering one building containing four (4) individual condo units built in 1981. Each condo has 3 bedrooms and 1 3/4 baths.
- * Colorado Christian University (CCU) is located approximately three (3) blocks to the east of the subject property and currently has a master lease on all of the four (4) units. The current Lease expires on June 30, 2018.
- * CCU is responsible for all the utilities, insurance, snow and trash removal, interior and exterior lighting, janitorial, minor plumbing repairs, furnace and a/c filter replacement, broken glass (not covered by insurance), annual carpet cleaning and annual preventative maintenance of the boilers, water heaters and a/c.
- * Owner is responsible for the Real Estate Taxes (2016: \$4,867.78), HOA dues \$100 per month and repairs over \$2,500 per occurrence.
- * Current rental income is \$5,200/per month for all four (4) units.
- * Great opportunity for a turn key investment. Very hands off. Previous Lease was three (3) years with two (2) one (1) year options to extend. Renegotiate a new Lease with CCU and enjoy this investment opportunity for years.



For more information, please contact:

George Meir
T 303.407.6338

geroge@denverofficespace.com

John Fairbairn
T 303.226.4764

john@denverofficespace.com

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