

RARE OWNER-USER / INVESTOR BUILDING FOR SALE

3456 32ND AVENUE, DENVER, COLORADO



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THE PROPERTY

Price: **\$1,700,000**

Building Size: 3,509 SF (2 Levels)

Available: 1,242 SF second floor office

Access: Alley Access to Parking

Location: Denver Highlands

Parking: 3 Spaces (surface only)

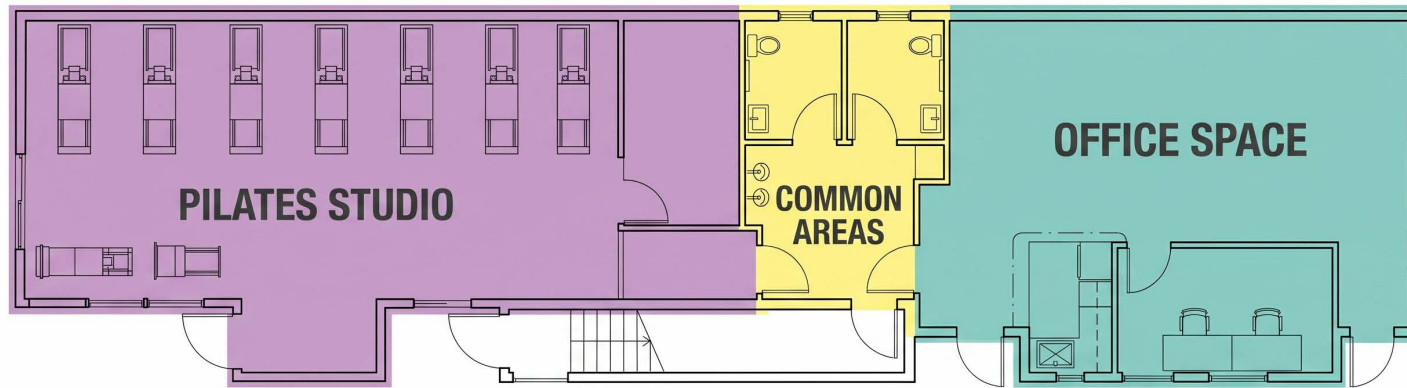
Land Size: 3,780 SF

Zoning: U-MS-3



SITE PLAN

1ST FLOOR



- **PILATES STUDIO:**

1,368 RSF

(Leased / Income)

- **OFFICE SPACE:**

- Lower Level:

990 RSF

- Upper Level:

1,242 RSF

- Total:

**2,232 RSF (Available
for Owner / User)**

2ND FLOOR

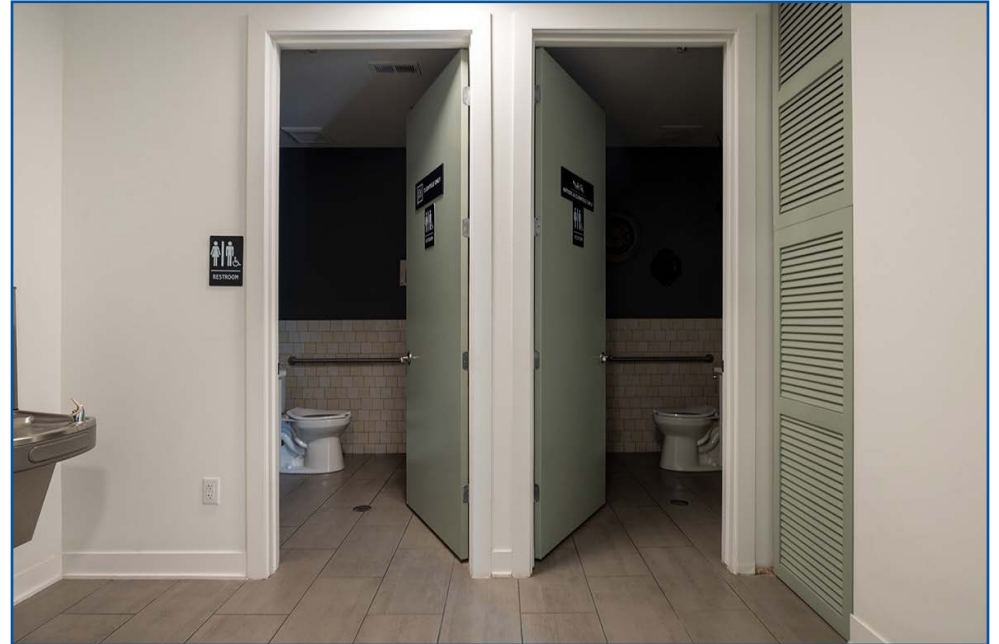
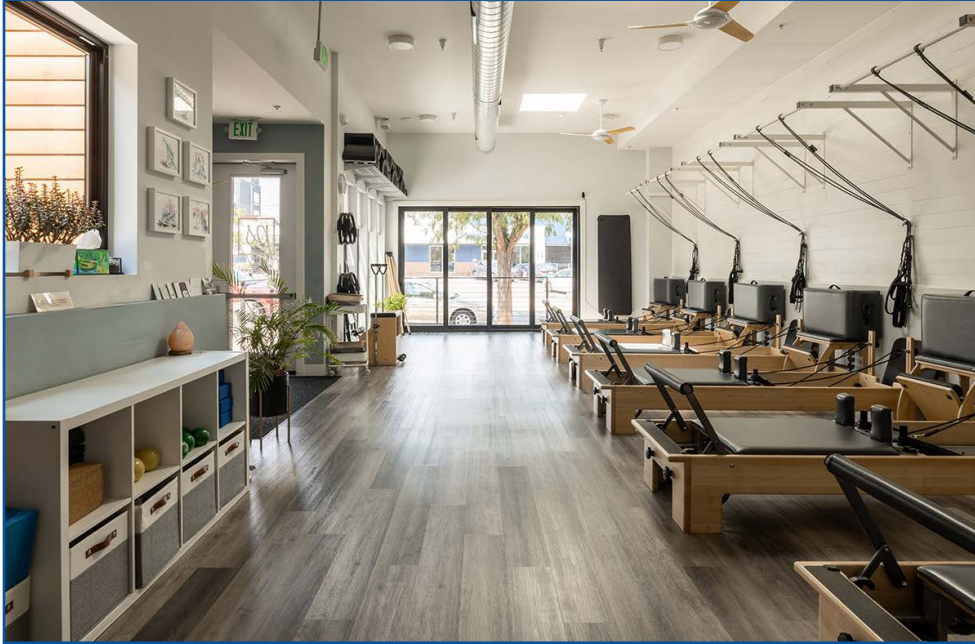


- **BUILDING TOTAL:**

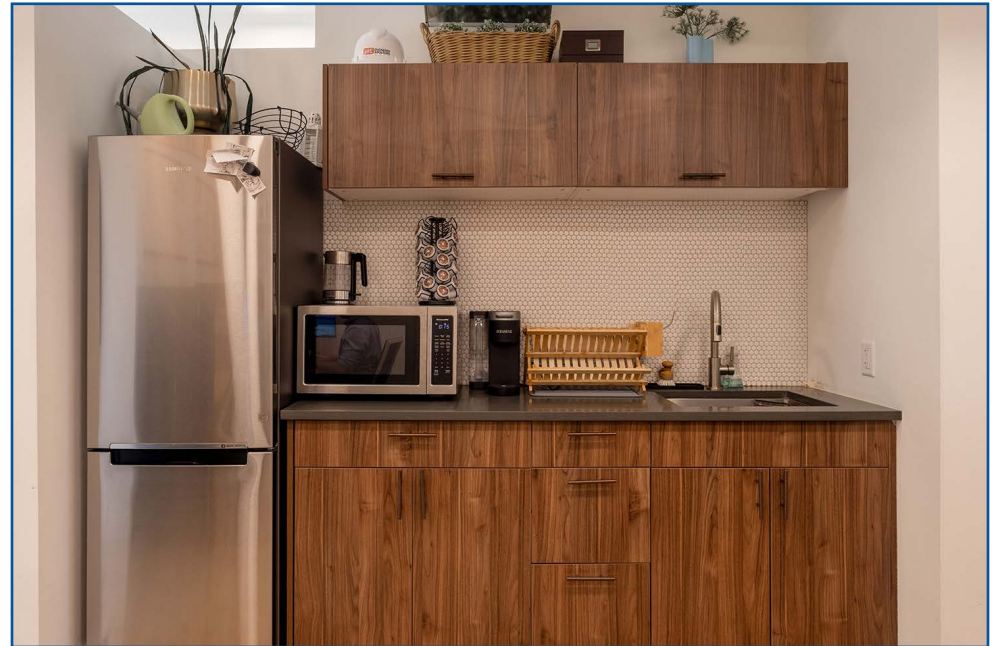
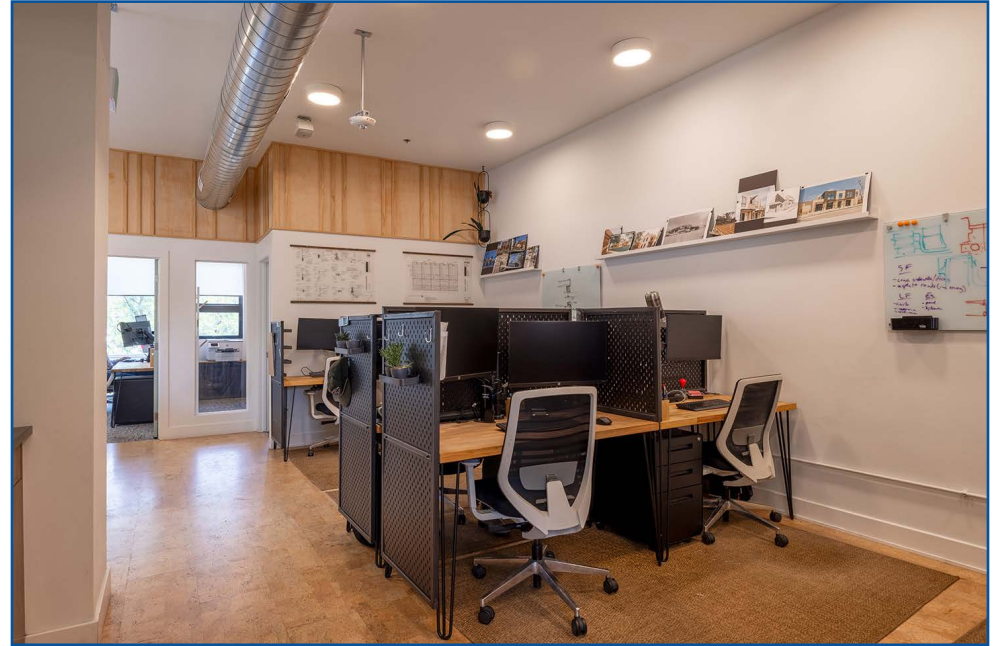
3,600 RSF



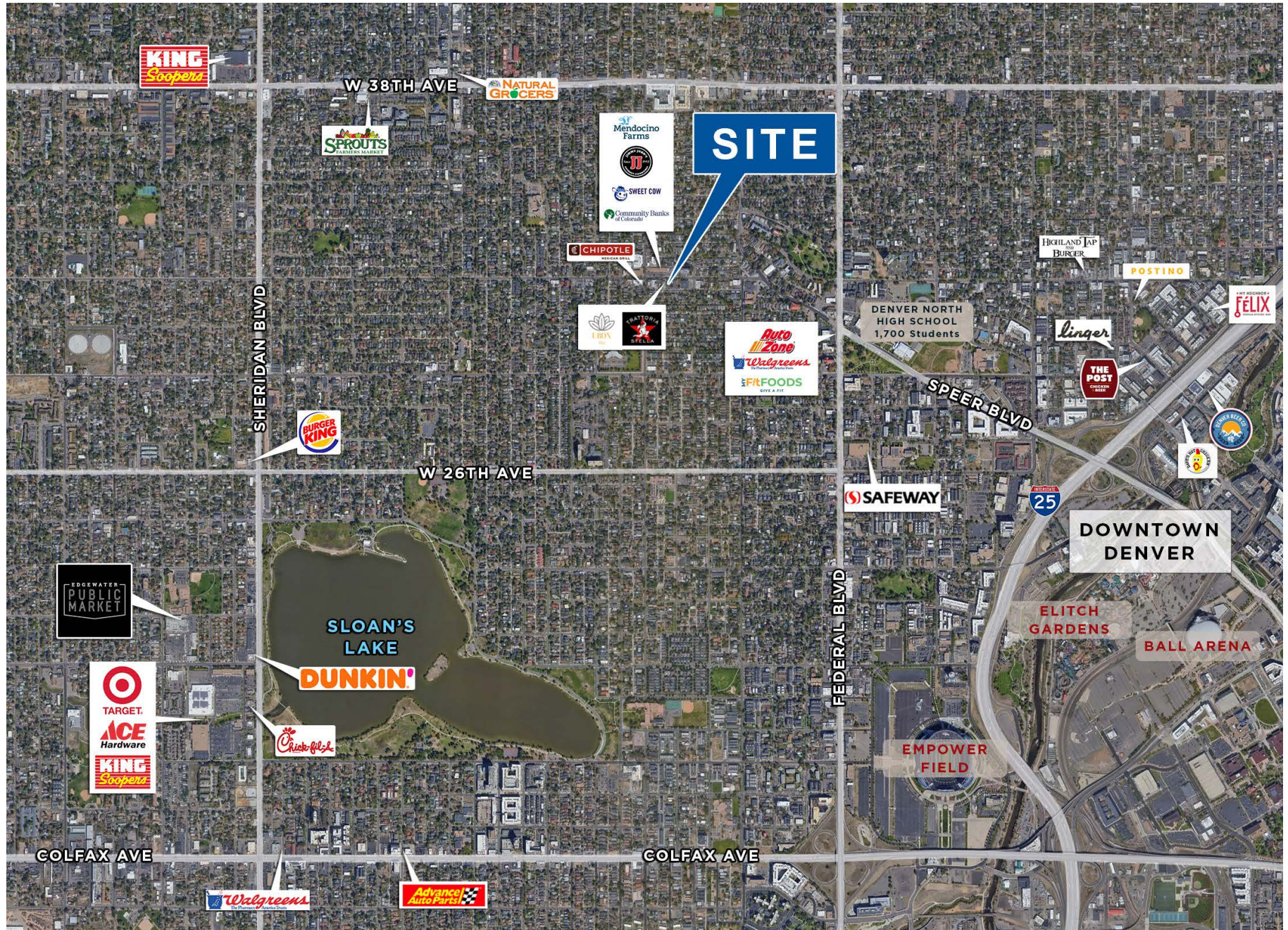
INTERIOR PHOTOS - FIRST FLOOR



INTERIOR PHOTOS - SECOND FLOOR



LOCATION



PRICING

Pricing Breakdown

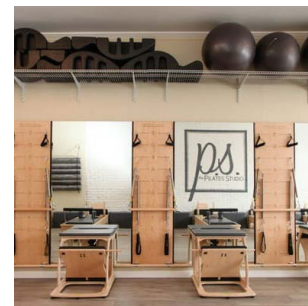
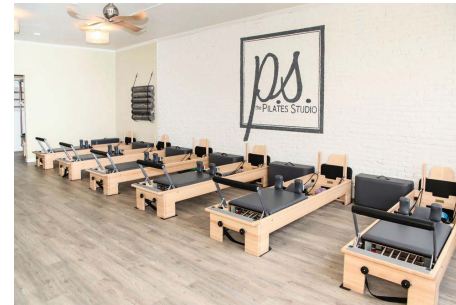
<i>Suite</i>	<i>Tenant / Use</i>	<i>Size (sqft)</i>	<i>% GLA</i>	<i>PSF/Year</i>	<i>Cap Rate</i>	<i>Value PSF</i>	<i>Price</i>
1	Pilates (Leased, 5 Year Term)	1,368	38.0%	\$35.00	7.50%	\$467	\$638,400
2	Rear Ground Floor Office	990	27.5%			\$476	\$470,871
3	Second Floor Office	1,242	34.5%			\$476	\$590,729
		3,600	100%	PRICE		\$472	\$1,700,000

Tenant Overview



PS: The Pilates Studio - Highlands

- Founded in 2014, 12 years of operation
- One of 3 other studios in footprint
- Owner/operator has 18 years of teaching experience
- Premium capital improvements





CONTACT:

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