



FOR SALE

1,500 SF Office/Warehouse Condo Investment

2200 Chambers Rd #1 | Aurora, CO 80011



CONTACT:

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UNIQUE PROPERTIES

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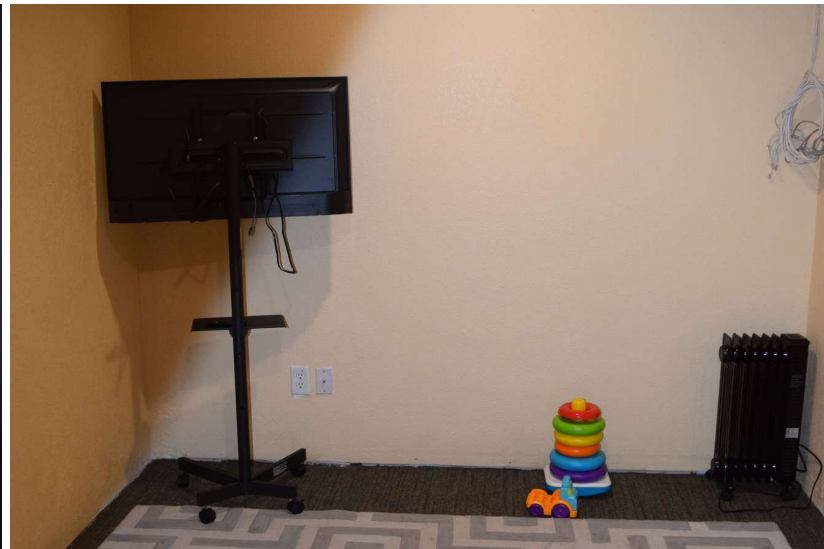
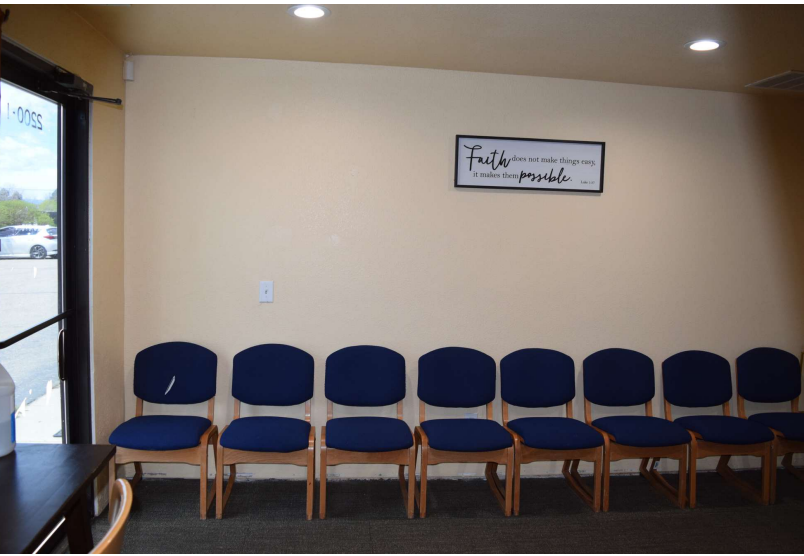
OFFERING SUMMARY

Sale Price:	\$384,676
Cap Rate:	7.1%
NOI:	\$27,312
Condo Size:	1,500 SF
Ceiling Height:	14.0 FT
Year Built:	1984
Zoning:	I-1
Loading:	10'x10' drive in

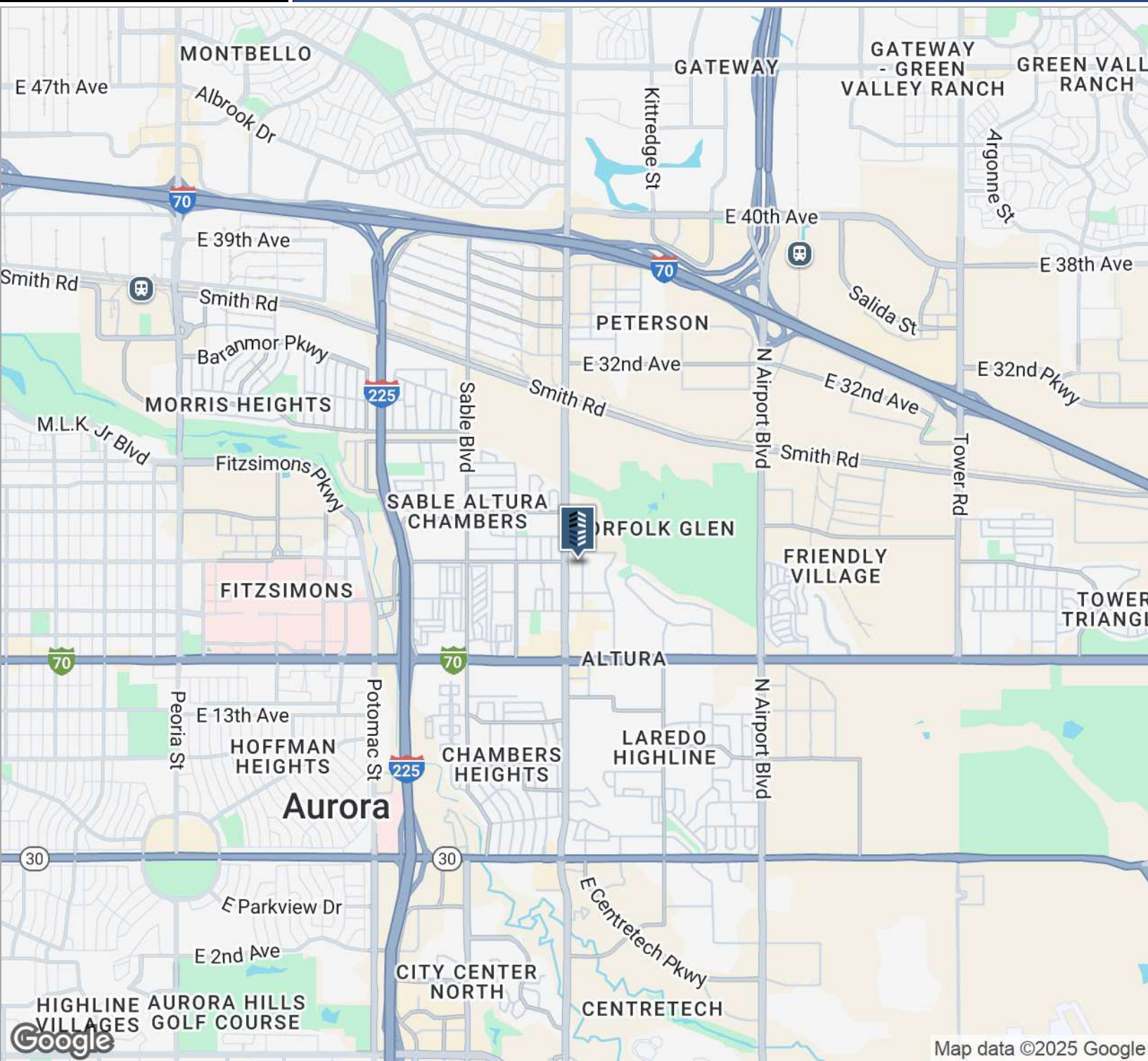
PROPERTY HIGHLIGHTS

- Leased through January 2027
- Located just a few minutes North of Colfax Ave on N. Chambers Road
- Association Dues of \$4,200 per year
- Property Taxes of \$6,648 per year
- Current 7.1% cap rate with annual increases

1,500 SF OFFICE/WAREHOUSE CONDO INVESTMENT



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