

INVESTMENT FOR SALE



**34465 US HIGHWAY 285
PINE, CO 80470**



34465 US Highway 285 is a 5,760 square foot "Butler" building in excellent condition, on 1.64 acres. A freestanding outbuilding is also included. Zoning allows for many uses.

This property has been occupied by Phoenix Window Restoration and Technologies Company for the past seven years. Phoenix Window (www.phoenixwindow.net) produces energy efficient windows for historical properties that allow the building to be both energy efficient and while also maintaining their historic look and designation. Phoenix Window seeks to sign a new five year lease.

BUILDING SIZE:	5,760 square feet
SITE SIZE:	71,438.4 SF (1.64 acres)
YOC:	1998
OFFICE:	24% (1,498 SF)
DRIVE IN DOORS:	2 (10' X 12') & (14' X 13')
PARKING:	surface (14 spaces)
HVAC:	Furnace in office area + unit heaters
MATERIALS:	Metal Butler Building
CITY/COUNTY:	Pine/Park
TAXES (2017):	\$8,893.00
ZONING:	Rural Center Mixed

The property is currently operating as an "industrial use" and is doing so as a legal, non-conforming use.

FOR SALE
\$675,000.00

8.00% Cap rate

OFFICE: The 1,498 square foot office area was nicely remodeled in 2014 with new toilet, shower and kitchen. Clean and professional looking.

OUT BUILDING: A 385 square foot (48' X 8' X 8') freestanding, steel, shipping/storage container with man door, power/lights and a/c.

BILLBOARDS: There are two billboards visible from US 285, which are leased for additional income. (thru 2018)

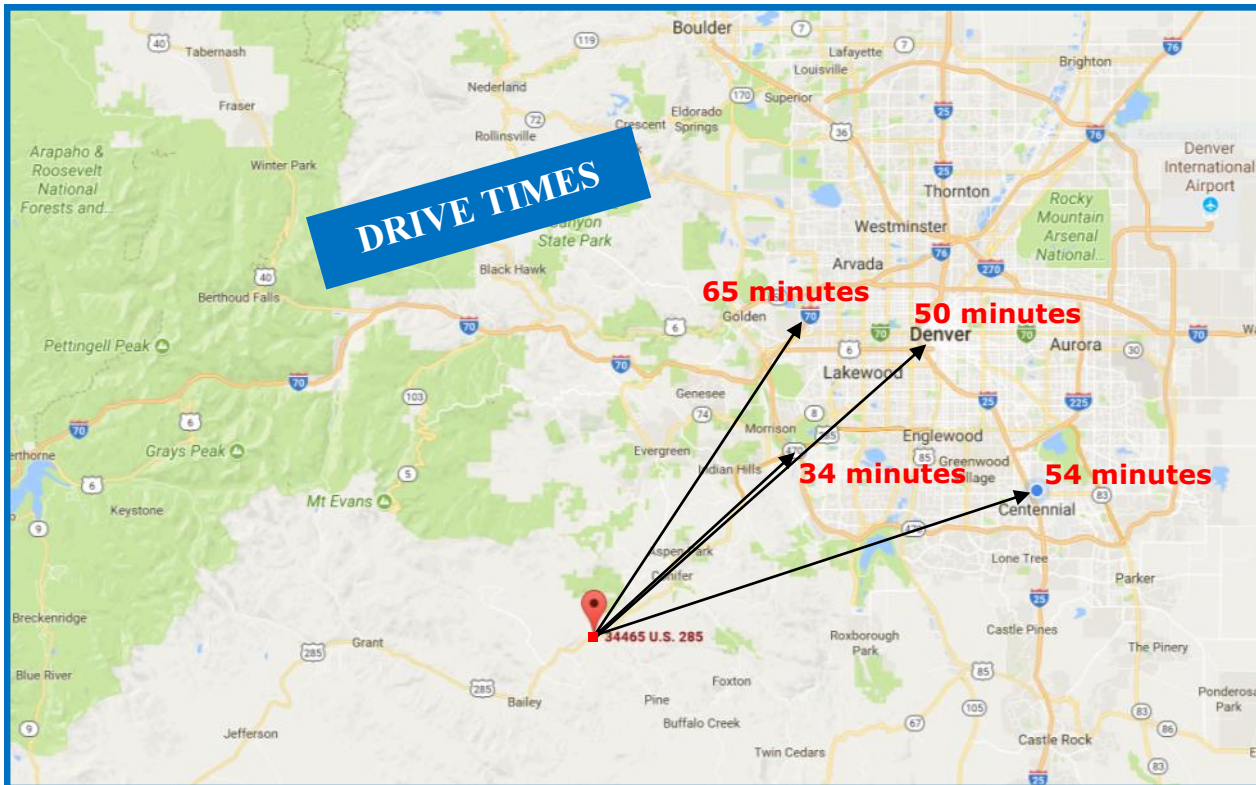
FF&E: Price includes a large air compressor with delivery lines and all the office furniture.

PLEASE DO NOT DISTURB TENANT.
!Showings by appointment only!

FOR MORE INFORMATION, PLEASE CALL:
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Long time tenant to sign a 5 year lease.

Tenant	Lease Expiration	Rentable Sq Ft	Rental Rate	Annual Base Rent	Annual CAM Charges
PHOENIX WINDOWS	New five year	5,760 Billboard	\$9.37	\$53,971.20 500.00	\$11,893.00
GROSS OPERATING INCOME:					\$66,364.20
Operating Expenses		<u>Per Square Foot</u>			<u>Annually</u>
Property Taxes	2017	\$1.54			\$8,893.00
Hazard Insurance	estimate	<u>\$0.52</u>			<u>\$3,000.00</u>
TOTAL PROPOSED EXPENSES:		\$2.06			\$11,893.00
NET OPERATING INCOME:					\$54,471.20



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