



FOR SALE | OFFICE

COLDWELL BANKER OFFICE BUILDING

18401 US Highway 24 | Woodland Park, CO 80863



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Located in the heart of Woodland Park on an Extremely Busy Thoroughfare
- Excellent Traffic Counts and Demographics
- Woodland Park's only Class A Office Building
- 99% Occupied with Replaceable Rents
- Very Attractive Cobblestone Facade with Extremely High Quality Improvements



All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Executive Summary



SALE OVERVIEW

SALE PRICE:	\$1,800,000
CAP RATE:	8.54% [On Existing] 7.84% [5% Vacancy]
CASH ON CASH:	9.39%
NOI:	\$153,744
LOT SIZE:	1.66 Acres
BLDG GROSS SF:	18,350+/-
PRICE PER SF:	\$98.09
OCCUPANCY:	100%
BUILDING CLASS:	A
YEAR BUILT:	2001
ZONING:	C-1
MARKET:	Colorado Springs
SUB MARKET:	Woodland Park
CROSS STREETS:	US Highway 24 & Morning Sun Drive

PROPERTY DESCRIPTION

As the exclusive agent for the Seller, Sperry Van Ness is pleased to present the opportunity to purchase the only Class A office building in Woodland Park Colorado. This offering is priced well below replacement cost with below market rents and increasing cash flow. The subject property boasts a diverse tenant mix with staggering escalations. With a captive and extremely stable local economy, the city of Woodland Park's commitment to careful growth provides strong barriers to entry setting up an investor for long term success.

LOCATION OVERVIEW

The Coldwell Banker Office Building is located in the heart of Woodland Park with excellent access and visibility from Highway 24, which is the main thoroughfare in town. Woodland Park is a bedroom community to Colorado Springs and a resort town with access to all of the activities that go with mountain resort style living. The subject property is directly across from Walmart, which is the busiest shopping center in Woodland Park. The property's strategic location on Highway 24 allows for full access to the Woodland Park market with easy in and out from Colorado Springs.



Additional Photos

