



**FOR SALE**  
**\$1,120,000**

9064 Highway 285  
Morrison, CO

**BIDS DUE BY**  
**JULY 12, 2012**



CORDES & COMPANY REALTY ASSOCIATES

**PROPERTY OVERVIEW:**

City:	Morrison
County:	Jefferson
Zoning:	C1
Total Bldg. SF:	14,400
YOC:	2000
Taxes:	\$30,500
NOI:	\$35,764
Occupancy:	41%

**PROPERTY FEATURES**

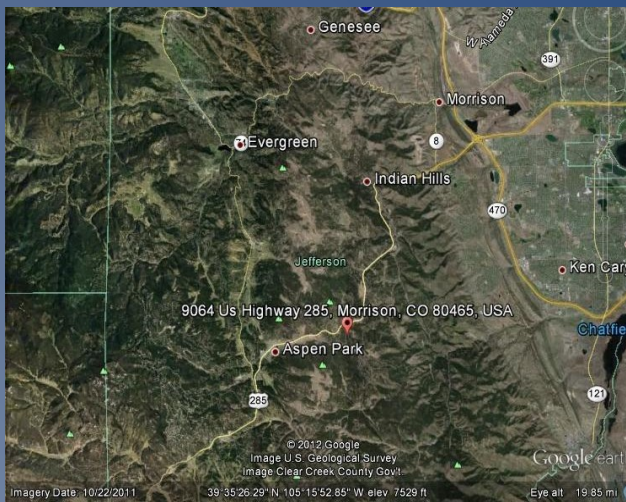
- Tremendous upside in operating the C-Store, branding the gas operation and lease up of the vacant space
- Very successful restaurant in tenancy
- Priced well below replacement cost

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### **PROPERTY DESCRIPTION**

Units:	3 Retail 7 Office
Year Built:	2000
Building Size:	14,400
Lot Size (acres):	3.18
Zoning:	Commercial (C1)
Roof:	Gabled Metal

### **INVESTMENT SUMMARY**

Price:	\$1,120,000
Price/SF	\$77.78

### **PROFORMA RENTS**

Market Office Rents:	\$10 NNN
Market Retail Rents:	\$12 NNN

### **OPERATING DATA**

	<b><u>Projected 2012</u></b>
<b>GROSS INCOME</b>	<b>\$89,400</b>
<b>EXPENSES</b>	
Taxes	30,500
Insurance	6,000
Trash Removal	4,320
Utilities	11,216
Maintenance	<u>1,600</u>
<b>TOTAL EXPENSES</b>	<b>\$53,636</b>
<b>NET OPERATING INCOME</b>	<b>\$35,764</b>

Located on the heavily trafficked Highway 285, this mixed-use project offers exceptional upside and could include taking over the C-Store and gas station operation. The gas station is currently unbranded offering the purchaser the opportunity to reconfigure and run the entire business. The current C-Store inventory is not included in this sale.

The second story of the property consists of 7 units of office space. In addition to the C-Store, there are two first floor retail units; one of which is vacant and one is occupied by a very successful Mexican restaurant.

Lender-owned, this property is already priced to sell quickly at a deep discount to replacement cost and includes tremendous upside in the lease up of the vacant space.

This information has been obtained from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.