

Property Details

CONTROL: Exclusive
VALUE: \$1,350,000
LOAN: \$0
EQUITY: \$1,350,000

TITLE: 19th Street Professional Building
TYPE: Office Building
HAVE: Fully leased professional building in a good location. Four side by side tenants. Building is 11,123 square feet on a 20520 square foot lot.
ADDRESS: 1601 East 19th Street, Cheyenne, Wyoming
BENEFITS TO NEW OWNER: Solid cash flow in a good investment market with in place management

GROSS SCHEDULED INCOME: \$157,828 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$56,353
NOI: \$101,475
DEBT SERVICE: \$0
CASH FLOW: \$101,475
CAP RATE: 7.52%

BENEFITS SOUGHT: Closer to Denver area and/ or simplified management

OWNER: Wilson Properties

COUNSELOR: Ross Fellenstein
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