

Property Details

CONTROL: Owner VALUE: \$425,000
LOAN: \$125,000
EQUITY: \$300,000

TITLE: FlexSpace Commercial
TYPE: All

HAVE: Flex-Space Commercial space. 1500 s/f of usable space. Electric heat, 14Ft tall Garage door. Built in Mezzanine. Water heater. 125AMP panel. LED lighting. Entry Man door.

ADDRESS: 2276 Manatt Ct, Castle Rock, Colorado

BENEFITS TO NEW OWNER: Options to increase rent. TENANT PAID IN FULL THROUGH SEPTEMBER 2026 Owner can move or pay the debt

GROSS SCHEDULED INCOME: \$33,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$716
NOI: \$32,284
DEBT SERVICE: \$16,020
CASH FLOW: \$16,264
CAP RATE: 7.60%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$125,000	\$1,335	0%	12/31/1969	No

MOTIVATION: Potential for 1031 and go up in value

OWNER:

COUNSELOR: Pablo Kahan Cell: 303-993-9594
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