

12 Rosalie Road, Bailey, CO 80421 --- \$895,000 - Active

Listing



Listing ID: 1822209 MLS Status: Active
Property Type: Commercial Sale List Price: \$895,000
Property Subtype: Office Original List Price: \$925,000
County: Park Structure Type: Free Standing
Year Built: 2004 Lease Considered: Yes
Lease Amount: Lease Terms: Cash, Conventional, Owner Will Carry
Listing Contract Date: 06/08/2022 Spec. Listing Cond:
Days in MLS: 253
Tax Annual Amt: \$6,689 Tax Year: 2021
Tax Legal Desc: T07 R72 S16 NE4 HOLLY COMMERCIAL LOT 1

1 / 17

View in Homesnap Pro Mortgage Info

Building Information

Building Area Total (SqFt Total): 4,260 Building Class: Class B Stories: 2
Year Built Effective (Last Remodel): 2021
Security Features: Carbon Monoxide Detector(s), Fire Alarm, Smoke Detector(s)
Construction Materials: Frame, Wood Roof: Metal, Rolled/Hot Mop, Tar/Gravel
Building Features: Common Area Ceiling Height (Clear Span): Architectural Style:
Boardroom, Conference Facility, Food Service, Signage
Exclusions: Fireplace in reception/waiting room area, antique bench in the hallway. All furniture, equipment, decor, inventory, etc. located in the Coffee Shack. All items in the shed. All tenants personal items, furniture, etc.
PSF Total: \$210

Site & Location Information

Lot Size: 1.09 Acres / 47,480 SqFt Fencing:
Current Use: Commercial, Food Service, Office Lot Features: Corner Lot
Road Surf/Front: Dirt, Gravel/Public Road Road Responsibility: Public Maintained Road
Zoning: Commercial Building (Complex) Name: Dynamic Properties of Colorado, LLC
Parcel Number: 41487
Walk Score: 16 View Walk, Bike, & Transit Scores

Water & Utilities

Water Included: Yes Water Source: Well Sewer: Septic Tank
Well Type: Commercial Well Usage: Issued Well Permit #'s
Irrigation Source Electric: 110V, 220 Volts
Utilities: Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available, Phone Connected, Sewer Connected

Financials & Expenses

Cap Rate: 0.00 Cap Rate Calculation: Projected
Actual Projected
Gross Income: Gross Income:
Operating Expense: Annual Expense:
Annual Net Income: Annual Net Income:
Operating Expense Includes:

Tenant Information

Tenant Area (SqFt) Occupied Lease End Date Tenant Options
Coffee Shop 1,264
Centennial Insurance 168
ADV Mortgage 192

Unit Information

# Units Total: 2 # Units Vacant: # Units Furnished:
Unit Type #Units Unit Area (SqFt) Actual Rent Total Rent Unit Description
Flex 2 1,264 There are 2 rental spaces in the smaller building
Office 1 2,860 There are 9 offices in the large building

Parking

Parking Total: 0 Garage Spaces: 0 Offstreet Spaces: 0
Parking Type # of Spaces Parking Description
Parking Lot Both buildings have their own parking lots
Parking Features: Driveway-Gravel

Public Remarks

There are TWO SEPARATE BUILDINGS on this property: 1) Smaller building known as "The Coffee Shack" is approximately 1264 sq. feet. Entire building is rented to the Coffee Shop: Gigging Goat. 2) The second building is the Dynamic Properties office building built in 2004 consisting of 2860 sq. feet. Reception area, 8 private offices, conference room, kitchen, copy/workroom, 2 bathrooms. Central A/C and heating. Natural Gas. Plenty of parking. Currently has 5 private offices rented and the others used for Dynamic Properties real estate offices. Shed for storage. Over an acre on Highway 285 at Rosalie. High traffic. 34' Billboard sign. High speed internet at both buildings. Well test has been done. Septic has been inspected, pumped and brought to county code. Some furnishings and equipment negotiable. Great office and retail space for real estate offices, medical center, shops, and so much more. Zoned Commercial/Mixed Use: Commercial/Retail. Not selling buildings separately. To do so, it would have to be subdivided. Current owner not interested in doing that. Property is Agent Owned

Directions

South on Hwy 285. Turn left on Rosalie Road. Property is located on Hwy 285 and the corner of Rosalie Road.

Confidential Information

Private Remarks: Below appraisal price. Bring your best offer! Owner will consider owner financing with a large down. Possible Lease Purchase with 10% down.

Sale Type: Either Existing Lease Type:
Buyer Agency Comp: 3% Dual Variable: No Submitted Prosp: No
Contract Earnest Check To Fidelity National Title Possession: Closing/DOD
Contract Min Earnest: \$10,000 Listing Terms: Cash, Conventional, Owner Will Carry
Title Company: Fidelity National Title Ownership:
Investor Blackout End Date: Docs Available: Building Plans, Leases, Home Warranty: Well Permit
Expiration Date: 12/31/2023

Showing Information

Showing Service: None
Showing Contact Phone: 303-358-9859 Show Email: sharon@sharonbeen.com No Showings Until:
Showing Instructions: Listing Agent must be present for ALL showings.
Occupant Type: Owner

List Agent

List Agent: Sharon Been
List Agent ID: 021826
List Office: Dynamic Properties Of Colo Llc
Not intended for public use. All data deemed reliable but not guaranteed.



Phone: 303-816-6000
Mobile: 303-358-9859
Office: 303-816-6000

List Office ID: M8852



© REcolorado 2023.

Generated on:
02/16/2023 11:13:04
AM

Property Type is one of 'Commercial Sale', 'Commercial Lease'
Mls Status is 'Active'
Street Name is 'rosalie'
City is 'Bailey'
Originating System Name is one of 'REcolorado', 'ROCC', 'SSBR'
Ordered by Mls Status, Current Price descending, Listing Id descending
Found 1 result in 0.02 seconds.