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**Dynamic Properties
of Colorado**

12 Rosalie Rd

4,260 SF | 53% Leased | Office Building | Bailey, CO | \$895,000 (\$210/SF)



INVESTMENT HIGHLIGHTS

- Heavy traffic. Highway frontage. High exposure.
- 32' Billboard signage.
- Lots of parking.

EXECUTIVE SUMMARY

There are TWO SEPARATE BUILDINGS on this property.

1) Smaller building known as "The Coffee Shack" is approximately 1400 sq. feet. Lower floor is rented to the Coffee Shack and the upper level rented to another tenant.

2) The second building is the Dynamic Properties building consisting of

2860 sq. feet. Reception area, 8 private offices, conference room, kitchen, copy/workroom, 2 bathrooms. Plenty of parking.

Well and Septic Inspections Complete.

ALSO POSSIBLE LEASE, LEASE OPTION OR OWNER FINANCING with Large Down.

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Office
Property Subtype	Medical
Building Size	4,260 SF
Building Class	B
Year Built	2006
Price	\$895,000
Price Per SF	\$210
Percent Leased	53%
Tenancy	Multiple
Building Height	3 Stories
Typical Floor Size	1,420 SF
Building FAR	0.08
Land Acres	1.19 AC
Zoning	Commercial/Multi-Use - Commercial/Retail/Medical, many more uses.
Parking	15 Spaces (3.52 Spaces per 1,000 SF Leased)

AMENITIES

- 24 Hour Access
- Conferencing Facility
- Signage
- Kitchen
- Central Heating
- Fully Carpeted
- Reception
- Wi-Fi
- Outdoor Seating
- Air Conditioning

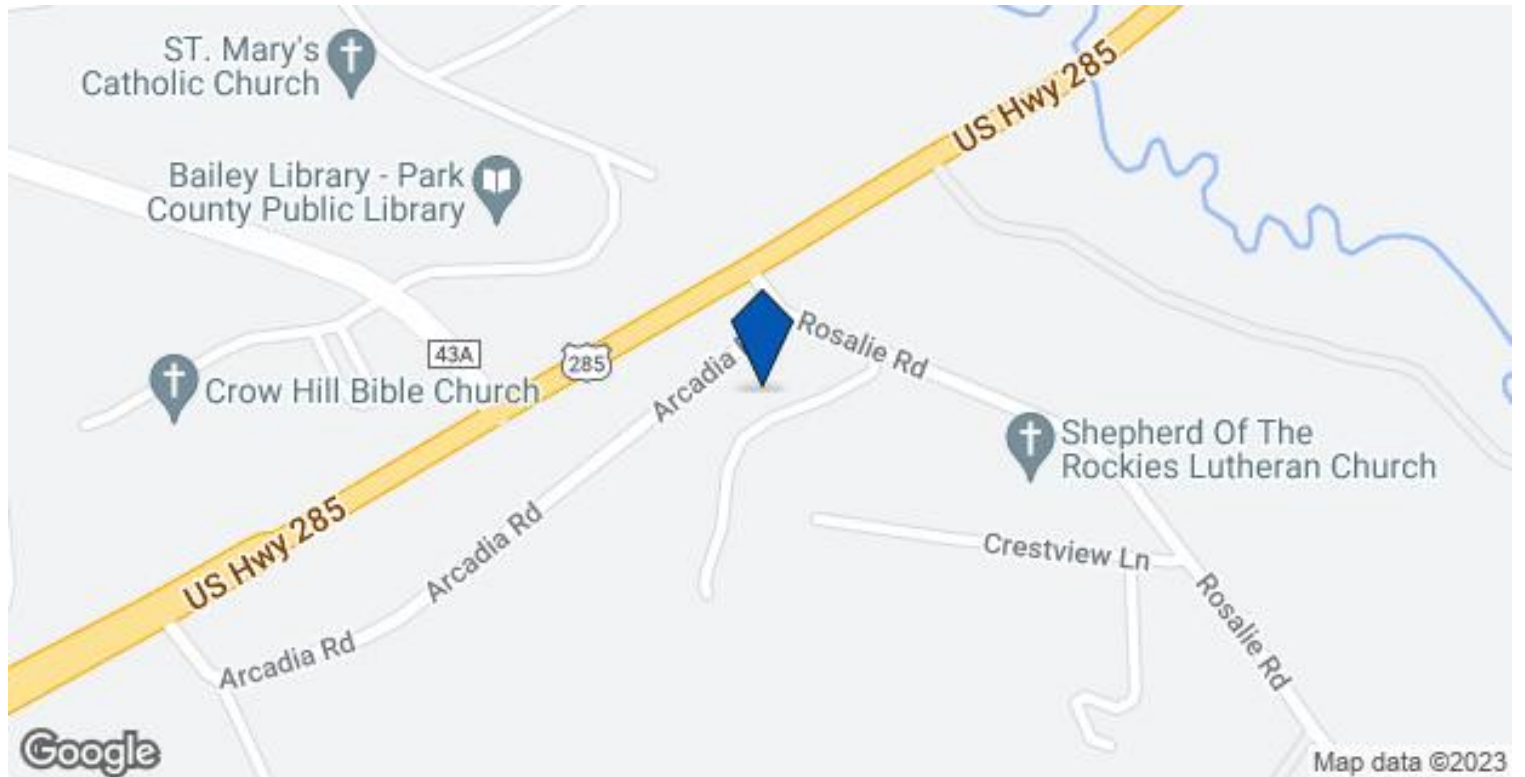
MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
ADV Mortgage	-	-	-	-
Centennial Insurance	-	-	-	-
Commercial Lender	-	-	-	-
Giggling Goat Coffee Shop	Services	1,400 SF	-	-

PROPERTY TAXES

Parcel Number
41487
Land Assessment
\$34,665
Improvements Assessment
\$74,902
Total Assessment
\$109,567

MAP OF 12 ROSALIE RD BAILEY, CO 80421



ADDITIONAL PHOTOS



MSH_IMG_9438



Both Buildings and Billboard



Building Photo



COFFEE SHOP



Coffee Shop



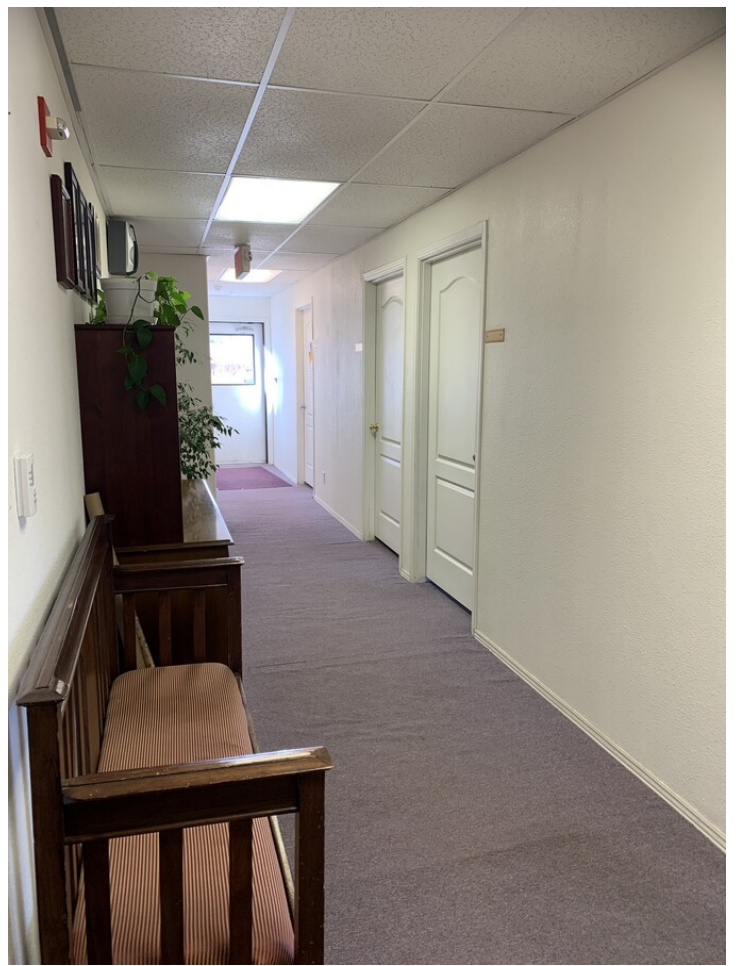
Coffee Shop Sunroom



Broker's Office w/Outside Entrance



Receptionist area



Hallway Facing South



Hallway facing north



Admin Office



Office



Mortgage Broker's Office



Conference Room



Hallway - Conference Rm on right



Copy/Workroom



Kitchen

Listing ID: 25340643

Date Created: 3/27/2022

Last Updated: 2/4/2023

Address: 12 Rosalie Rd, Bailey, CO

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