

9767 RHODUS STREET

9767 Rhodus Street, Conifer, CO 80433



PROPERTY OVERVIEW

Fantastic owner user opportunity with income in place in Conifer. Multi-tenant (4 units) with a great tenant mix including a very in-demand residential unit on the lower walk-out level. Recently updated exterior paint. Very well maintained property!

PROPERTY HIGHLIGHTS

- 75% occupied
- Take advantage of operating your business while generating income from the other tenants
- Great location in Conifer with visibility from Hwy 285
- Freshly painted exterior
- Very well maintained property

Sale Price:	\$450,000
Cap Rate:	3.89%
NOI:	\$17,525
Lot Size:	0.87 Acres
Building Size:	3,404 SF
Building Class:	C
Year Built:	1977
Zoning:	P-D
Market:	Denver
Cross Streets:	

GOLDEN, CO
720.515.9791
350 Indiana Street,
Ste. 300
Golden, CO 80401

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OFFICE FOR SALE

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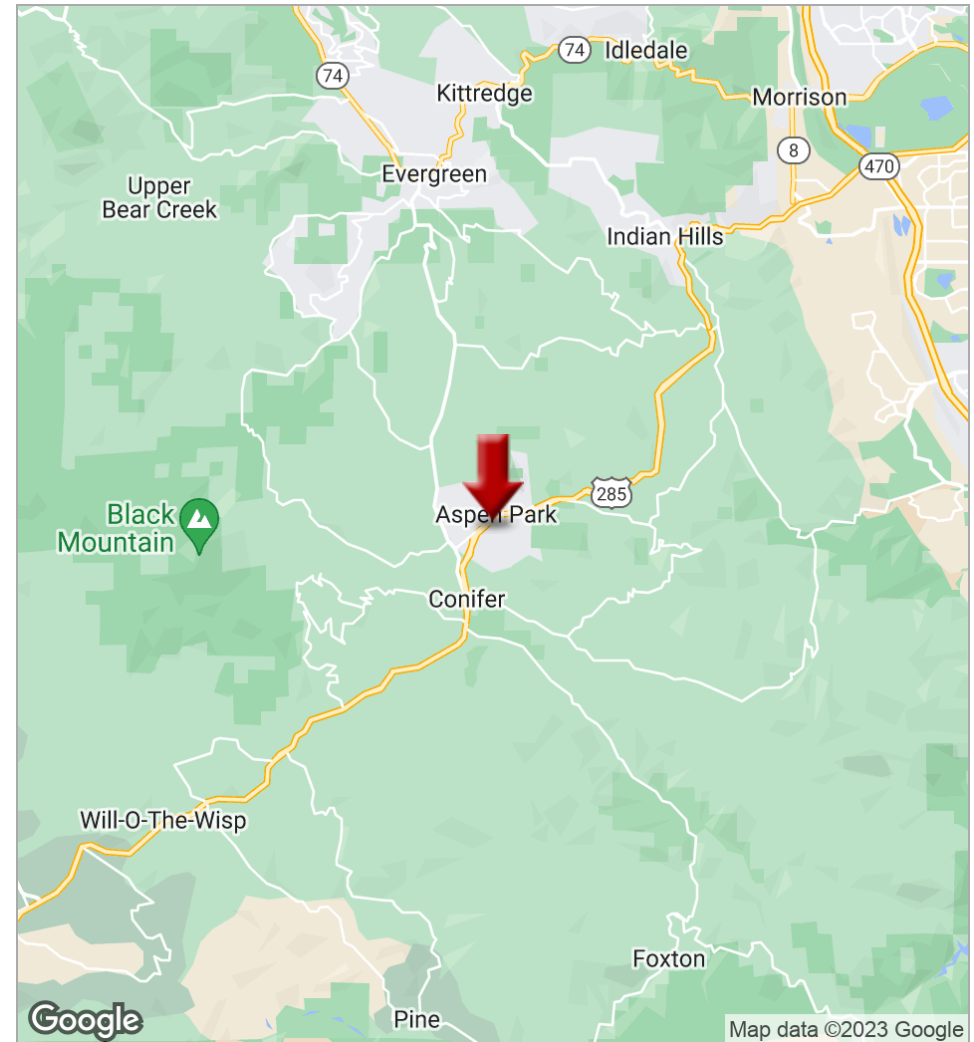
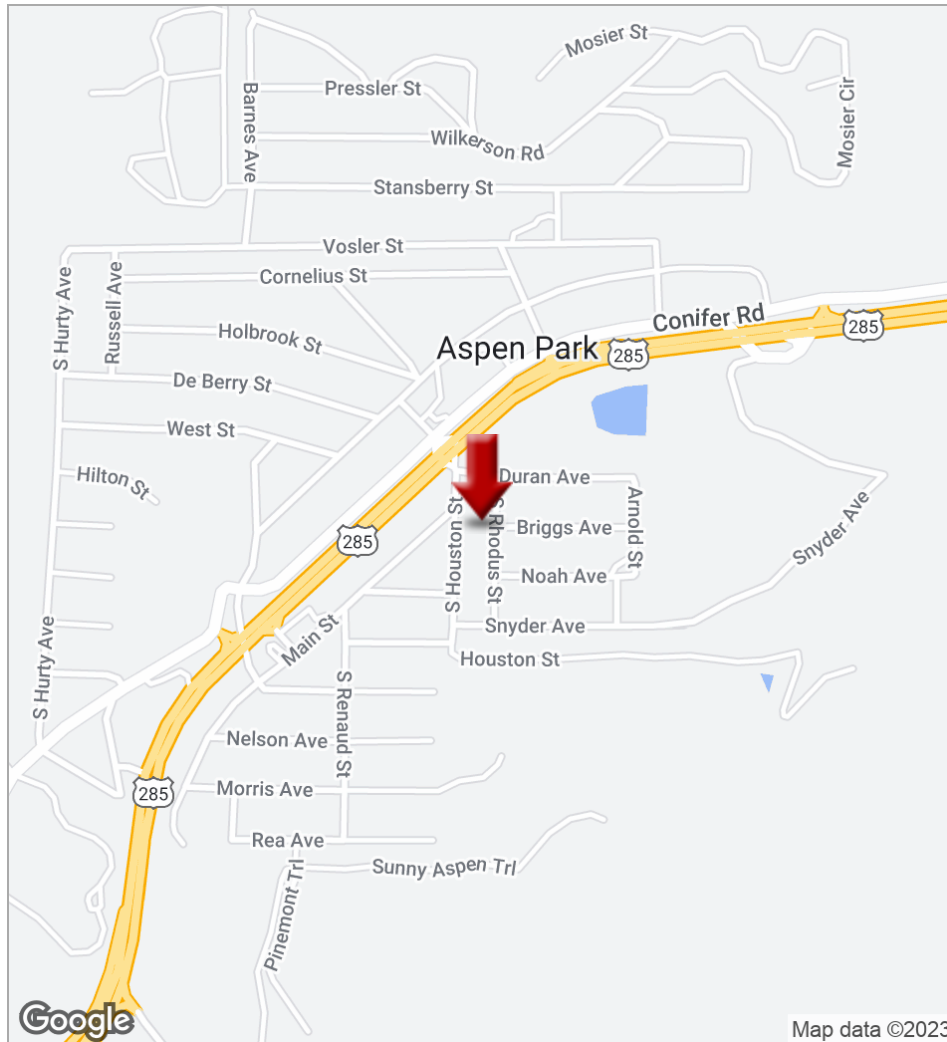


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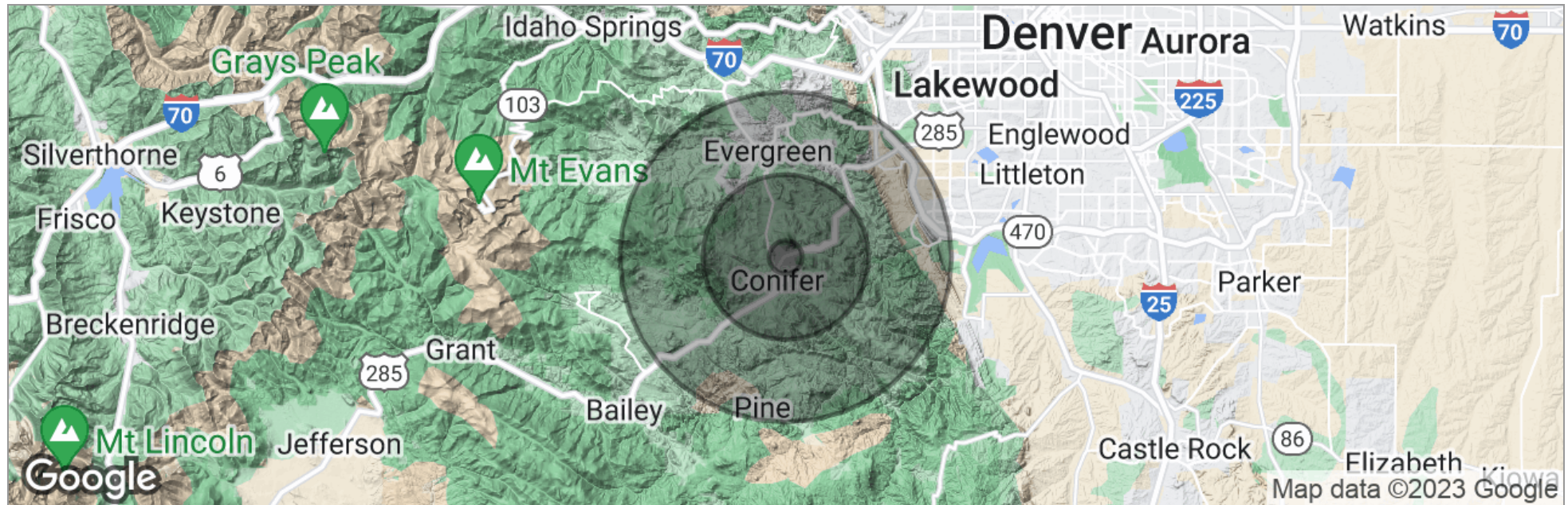


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	1 Mile	5 Miles	10 Miles
Total Population	545	12,927	51,268
Population Density	173	165	163
Median Age	47.0	46.1	45.1
Median Age (Male)	48.4	46.2	44.7
Median Age (Female)	46.3	46.2	45.5
Total Households	219	5,275	20,088
# of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$116,847	\$109,726	\$129,915
Average House Value	\$440,700	\$429,887	\$476,748

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