

Full Property View

4602 Plettner Lane, Evergreen, CO 80439

---- **\$2,099,000** - Active

Listing



Listing ID: **5213001**
Property Type: **Commercial Sale**
Property Subtype: **Office**
County: **Jefferson**
Year Built: **1995**
Lease Amount:
MLS Status: **Active**
List Price: **\$2,099,000**
Original List Price: **\$2,099,000**
Structure Type: **Free Standing**
Lease Considered: **No**
Listing Terms: **Cash, Conventional**
Listing Contract Date: **03/21/2024**
Days in MLS: **4**
Tax Annual Amt: **\$19**
Tax Legal Desc: **SECTION 10 TOWNSHIP 05 RANGE 71 QTR NE SIZE: 741 VALUE: .017 KEY=028**
Spec. Listing Cond:
Tax Year: **2022**

Recent: **03/21/2024 : NEW**

Building Information

Building Area Total (SqFt Total): **11,706**
Leasable Area (SqFt): **10,686**
Building Class: **Class C**
Common Area:
Year Built Effective (Last Remodel):
Stories: **4**
Security Features: **Fire Alarm, Smoke Detector(s)**
Construction Materials: **Concrete, Metal Siding, Wood Frame, Wood Siding**
Roof: **Architectural Shingles**
Building Features:
Ceiling Height (Clear Span):
Architectural Style: **Traditional**
Exclusions: **Owners personal items in 2 units. Tenants business and personal items. Sculpture on property is provided by Center for the Arts and is not included in sale.**
PSF Total: **\$179**

Site & Location Information

Lot Size: **1.23 Acres / 53,579 SqFt**
Current Use: **Commercial, Office, Residential, Retail**
Road Surf/Front: **Dirt, Paved/Public Road, Shared**
Fencing:
Lot Features: **Borders Public Land, Foothills**
Road Responsibility: **Private Maintained Road, Public Maintained Road**
Zoning: **P-D**
Building (Complex) Name: **Evergreen Mountain Village**
Parcel Number: **204503**
Walk Score: **53**
[View Walk, Bike, & Transit Scores](#)

Water & Utilities

Water Included: **Yes**
Water Source: **Public**
Sewer: **Community**
Irrigation Source:
Electric: **110V**
Utilities: **Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Connected**

Financials & Expenses

Cap Rate: **5.00**
Actual
Gross Income: **\$198,000**
Operating Expense: **\$98,000**
Annual Net Income: **\$100,000**
Operating Expense Includes: **Advertising, Insurance, Maintenance, Personal Property Tax, Professional Management, Real Estate Tax, Utilities**
Cap Rate Calculation:
Projected
Gross Income: **\$200,000**
Annual Expense: **\$99,000**
Annual Net Income: **\$101,000**

Unit Information

Units Total: **15**
Unit Type
Office
Flex
Units Vacant: **0**
Actual Rent
Total Rent
Unit Description
Units Furnished:

Parking

Parking Total: **60**
Parking Type
Parking Lot
Garage Spaces: **0**
of Spaces
60
Parking Description
Offstreet Spaces: **60**

Public Remarks

RIVER FRONT DOWNTOWN EVERGREEN. Sale is for both 4600 and 4602 Plettner Lane. Rustic and charming in the heart of

Evergreen Located at the corner of Highway 73 & 74. This 2 parcel, one owner property has an array of businesses with retail, office and personal services. There is also a 2 bedroom/1 bath apartment. Evergreen Mountain Village is 100% occupied. Both properties must be sold together. Situated on 1.23 acres, with river frontage and 60 parking space. Taxes are \$38,000. Please do not disturb any tenants.

Directions

Located at the corner of Highway 73 & 74 in Evergreen. Turn on Plettner Lane, park in parking lot.

Confidential Information

Private Remarks: **Agent is owner of the property. Please do not disturb any tenants. Sale includes 4600 and 4602 Plettner Lane. Financials and lease information to be released to prequalified/serious buyers, upon signing a confidentiality agreement. Taxes are \$38,000. A total of 16 tenants between both buildings, plus a courtyard tenant and one parking agreement. Agent must be present for showings to qualified buyers. Potential owner carry for qualified buyers with excellent financial credit. Opportunity to increase rental income based on 2 units currently being used for owners use. Owner will terminate their business lease upon closing. 4600 Plettner Lane was built in 1951 Projected gross income for 2023 to be around \$199,000 total for both buildings.**

Sale Type:	Either	Existing Lease Type:		Submitted Prosp:	No
CO-OP Compensation:	2.4%	Dual Variable:	Yes		
The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable. Contact listing broker for details.					
Contract Earnest Check To:	Chicago Title			Possession:	Closing/DOD, Negotiable
Contract Min Earnest:	\$100,000	Listing Terms:	Cash, Conventional	Ownership:	
Title Company:	Chicago Title	Docs Available:	Leases, Profit/Loss Statement	Home Warranty:	
Investor Blackout End Date:					
Expiration Date:	08/31/2024				

Showing Information

Showing Service:	Other	Show Email:	dana@wildflowerrealty.co	No Showings Until:	
Showing Contact Phone:	303-717-5941	Please do not disturb Tenants. Showings based on qualified serious buyers only.			
Showing Instructions:					
Occupant Type:	Tenant (Multiple)				

List Agent

List Agent: [Dana Dalvit](#)
List Agent ID: **046437**



Phone: **303-717-5941**
Mobile: **303-717-5941**
Office: **303-670-8360**
Email: dana@wildflowerrealty.co

List Office: [Wildflower Realty LLC](#)

List Office ID: **M0971**



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