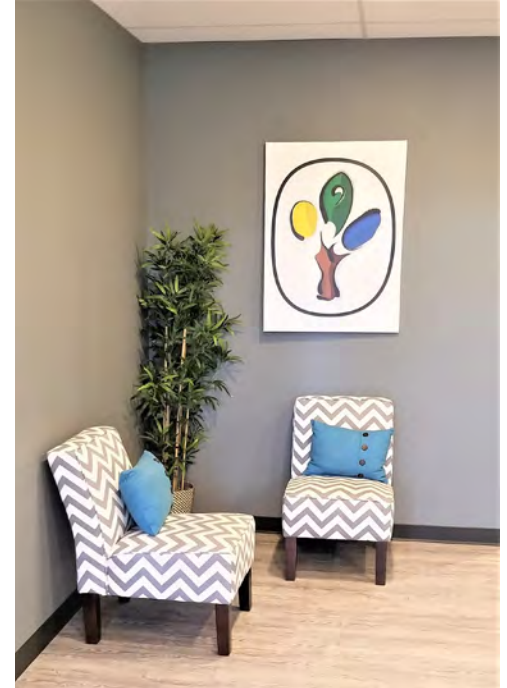


# FOR SALE

Fraser Business Park Office Condo  
2224 S. Fraser St., Unit 6  
Aurora, CO 80014

ADVISOR  
COMMERCIAL REALTY LLC



**END UNIT - Windows in every office**  
**1,442 square feet of efficient**  
**office space**

**Price: \$265,000 (\$183.77/Sq.Ft.)**

Scott Forster  
Mobile: (303)748-0007  
Email: Scott@acrteam.biz

Steve Swalm  
Mobile: 303.521.8632  
E-Mail: Steve@ACRTeam.Biz

Jon Moore  
Mobile: 720.980.0305  
E-Mail: Jon@ACRTeam.Biz

## Building and Site Features

- Built in 2005 and renovated in 2015
- Minutes to restaurants, shopping, entertainment, and hotels
- Comcast Business Class available
- Desirable location just west of S. Chambers Road and Iliff intersection
- Walk to public transportation (Iliff RTD Light Rail Station at I-225)
- Park-like setting with mature landscaping
- 24-hour access to the suite
- Attractive interior finishes throughout

## Unit 6 Association Fees and Property Tax

2018 association fees were \$331.66/month or \$3,979.92 for the year  
2017 property tax due and paid in 2018 was \$3,654.29

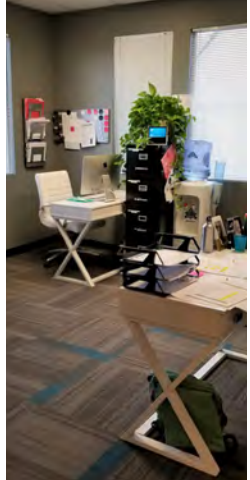
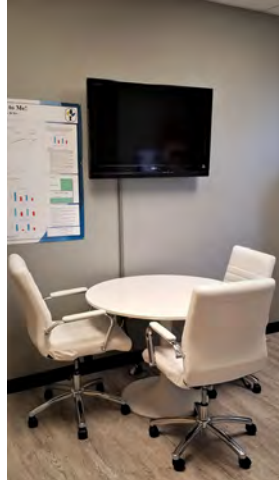
*Helping You Make The Right Strategic Moves In Commercial Real Estate*

9085 E. Mineral Circle, Suite 270 📍 Centennial, CO 80112 📞 720.274.9800 🌐 [www.ACRteam.biz](http://www.ACRteam.biz)

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

# FOR SALE

Fraser Business Park Office Condo - 2224 S. Fraser St., Unit 6, Aurora



## Floor Plan



## OFFICE CONDOMINIUM FOR SALE

Reception, Kitchenette  
Five Private Window Offices, Conference  
Storage and Restroom

1,442 SF for sale

## Location

Close proximity to Horseshoe Park, Cherry Creek State Park, Parker Rd., Mississippi Ave., and I-225; numerous restaurants, hotels, retail and entertainment facilities, I-225 RTD light rail station and a large base of varied residential neighborhoods.



## ADVISOR COMMERCIAL REALTY LLC

9085 E. Mineral Circle, Suite 270 Centennial, CO 80112 720.274.9800 www.ACRteam.biz

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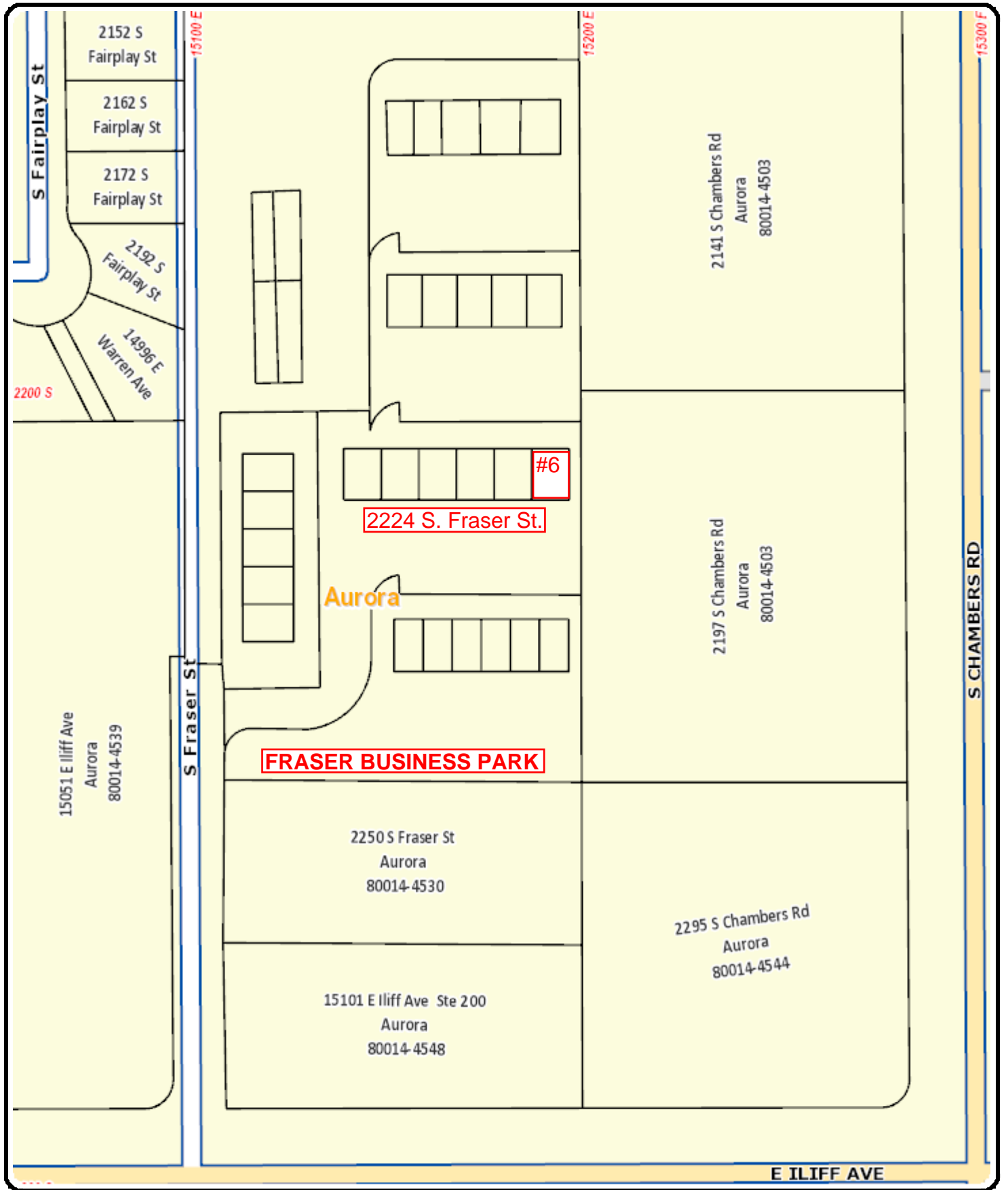
**OFFICE CONDO FOR SALE**  
**FRASER BUSINESS PARK, BUILDING 3, UNIT 6**  
**2224 S. Fraser Street, Aurora, Colorado 80014**

**Property & Unit Information Sheet**

**Sale Price = \$183.77 per square foot, or \$265,000 on an “As Is” basis.**

- Suite Owner:** Locally owned by KAK Properties, LLC, a Colorado limited liability company.
- Occupancy:** Under lease to Colorado Autism Consultants who will be vacating upon sale.
- Property Mgmt.:** Colorado Management Specialists.
- Location & Access:** Highly accessible near the intersection of Illif and Chambers less than a mile from the I-225 and Illif Avenue Interchange and Light Rail Station.
- Project Description:** Fraser Business Park is an attractive office complex with six single-story buildings boasting a well-maintained mature park-like setting.
- Unit Description:** Unit 6 in Building 3 has a dedicated exterior entry and comprises 1,442 square feet of functional, efficient and well-appointed office space in the east endcap location providing windows on three sides. The layout of the suite includes five perimeter offices, a sizable conference room, a reception area, a storage room and closet, a kitchen/break area and restroom. Tenant has 7 day per week 24 hour access and HVAC control. Comcast business class internet and phone service is available.
- Association Fees:** \$331.66/month, or \$3,979.92/year estimated for 2018.
- Real Estate Taxes:** 2017 real property tax due and paid in 2018 was \$3,654.29
- Parking:** Ample surface stalls, unassigned and at no additional charge.
- YOC:** 2005 with the Unit having been renovated in 2015.
- Area Amenities:** The project is near the numerous restaurants, shopping and entertainment venues, as well as apartments and hotels in the Illiff RTD Light Rail/Bus Station.

The information herein was obtained from sources believed to be reliable; however, Advisor Commercial Realty LLC makes no representation as to the accuracy of such information. It is your responsibility to verify all such information and procure whatever tax, financial and/or legal advice as is prudent to determine the suitability of the property for your use.

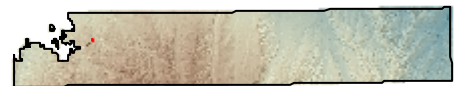


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