

INVESTMENT OFFERING

FOR SALE

900 WYANDOT STREET

DENVER, CO 80204



EXCELLENT 1031
EXCHANGE OPPORTUNITY!

•

\$3,130,000

•

100% LEASED TO
TWO CREDIT TENANTS
WITH LONG-TERM LEASES

•

CENTRAL DENVER -
I-25 SIGNAGE AND IDENTITY
WITH IMMEDIATE ACCESS ON
AND OFF HIGHWAY

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For Information, Contact:

TODD WAKELY

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www.northstarc.com



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COMMERCIAL
PARTNERS**

▶ EXCELLENT 1031 EXCHANGE OPPORTUNITY

▶ ±38,250 SF Total

▶ ±1.35 Acres

▶ Recently Remodeled: New Warehouse Paint, Asphalt and Offices

Investment Highlights:

▶ 100% Leased to Two Credit Tenants through 2011 and 2013

▶ \$190,466 NOI (5/1/09)

▶ Assumable 6.18% Fixed Rate Financing in Place with 1% Assumption Fee

▶ Outstanding Location

NORTHSTAR COMMERCIAL PARTNERS
730 17TH STREET, SUITE 200 • DENVER, CO 80202
303.893.9500 MAIN • 303.893.9505 FAX

INVESTMENT OPPORTUNITY

FOR SALE

900 WYANDOT STREET
DENVER, CO 80204

•
\$3,130,000

•
CLASS "B" WAREHOUSE

•
STAND-ALONE BUILDING

•
I-2 ZONING
(HEAVY INDUSTRIAL)

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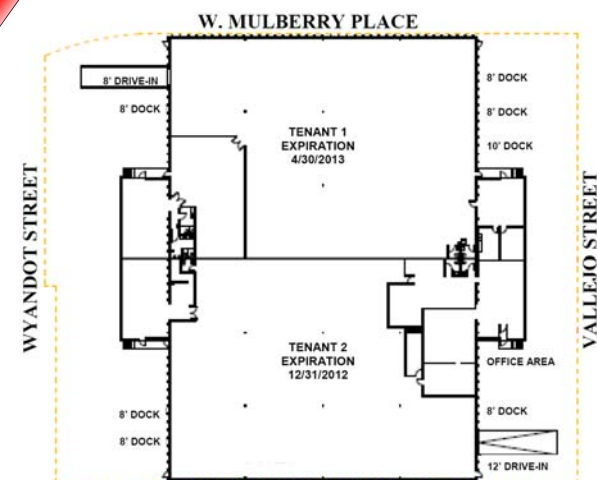
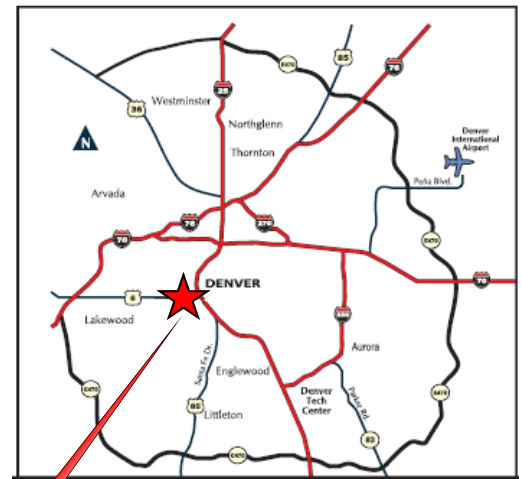


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±38,250 SF AVAILABLE FOR SALE OR 1031 EXCHANGE

100% LEASED TO TWO CREDIT TENANTS THROUGH 2011 AND 2013

- ▶ Loading: (6) 8' Dock High & (2) 12' Ramp Drive-in
- ▶ Clear Height: 18'
- ▶ Column Spacing: 35'x35'
- ▶ 100% Sprinklered
- ▶ Year of Construction: 1979
- ▶ County: Denver
- ▶ Taxes: \$32,848.55 (2008)



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