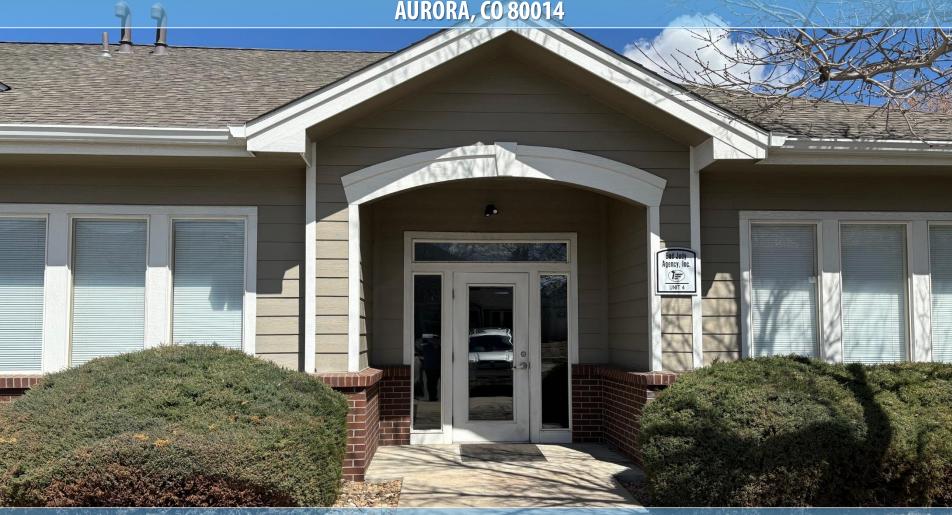
OFFICE CONDO FOR SALE

2222 S. FRASER ST. SUITE 4 AURORA, CO 80014



DEPAUL
Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860 Denver, CO 80246 (303) 333-9799 www.depaulrea.com MATTHEW WATSON

Broker (303) 333-9799

Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	2222 S. Fraser St. Suite 4 Aurora, CO 80014	
PROPERTY TYPE	Office Condo	
AVAILABLE SPACE	840 SF	
PURCHASE PRICE	\$250,000.00	
REAL ESTATE TAXES	2023 Estimated \$3,796.39	
MONTHLY HOA DUES	Approximately \$216.00	
FEATURES	2 offices with a door, reception area, closet space for storage, private restroom	

- One mile from the I-225 interchange, providing excellent access to all areas of Denver Metro
- Surrounded by many services, restaurants, and other amenities
- Condo features direct exterior access with a private entrance



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 EST. POPULATION	19,301	170,803	389,817
AVERAGE HH INCOME	\$79,771	\$85,592	\$88,162
DAYTIME EMPLOYEES	4,617	57,130	114,172
BUSINESSES	542	6,565	17,004

TRAFFIC COUNTS COLORADO Department of Depart







E. ILIFF AVE. WEST OF S. CHAMBERS RD.

42,464 VPD

S. CHAMBES RD. NORTH OF E. ILIFF AVE.

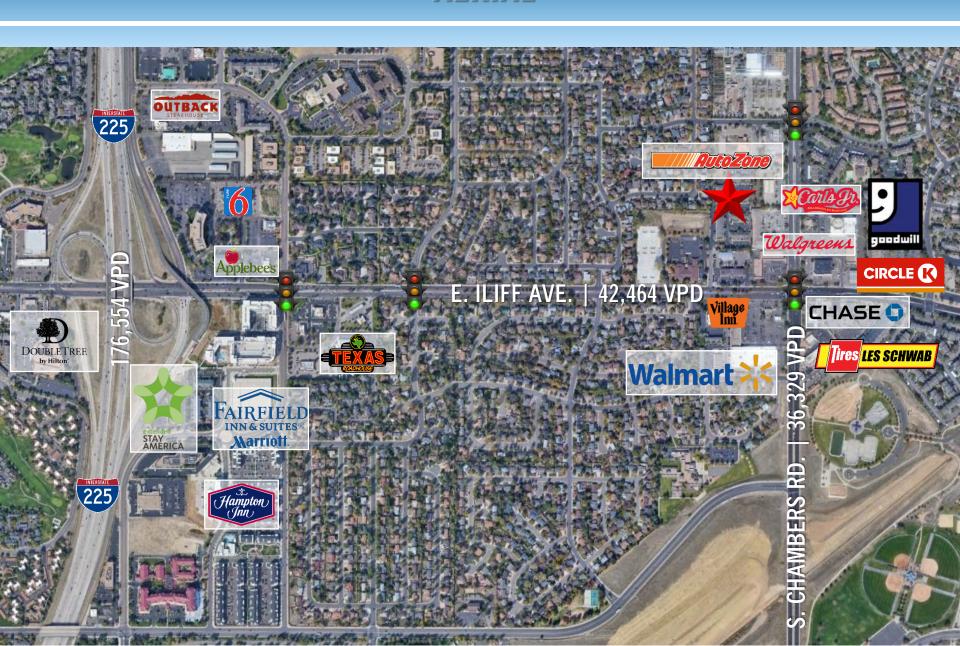
36,329 VPD

MATTHEW WATSON Broker

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AERIAL



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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: or real estate which substantially meets the following requirements: Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer. CHECK ONE BOX ONLY: Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated. One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any

references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as

Broker.

CHECK ONE BOX ONLY:		
	\square Show a property \square P	transaction-broker and Buyer is a customer. Broker intends to repare and Convey written offers, counteroffers and agreements ansaction-broker of Buyer.
agent or seller's transaction-broke	er, Buyer is a customer.	rokerage for Other Properties. When Broker is the seller's When Broker is not the seller's agent or seller's transaction-transaction. Broker is <u>not</u> the agent of Buyer.
☐ Transaction-Brokerage O the agent of Buyer.	nly. Broker is a transacti	on-broker assisting the Buyer in the transaction. Broker is not
	ovided such supervising	ntial information to the supervising broker or designee for the broker or designee does not further disclose such information riment of Buyer.
		Buyer acknowledges that costs, quality, and extent of service orneys, lenders, inspectors and title companies).
THIS IS NOT A CONTRACT. I	T IS BROKER'S DISCI	LOSURE OF BROKER'S WORKING RELATIONSHIP.
If this is a residential transaction, the	ne following provision ap	plies:
MEGAN'S LAW. If the presence Buyer must contact local law enfor		ender is a matter of concern to Buyer, Buyer understands that g obtaining such information.
BUYER ACKNOWLEDGMENT:		
Buyer acknowledges receipt of this	document on	
Buyer		Buyer
BROKER ACKNOWLEDGMEN	Γ:	
On	, Broker provided _	(Buyer) with
this document via		and retained a copy for Broker's records.
Brokerage Firm's Name:		
Man Am		
Broker		