

**HOLLAND HILLS BUSINESS CENTER**  
**24505 Hwy 82, Basalt, CO**

**\$4,200,000**

LEGAL DESCRIPTION: Holland Hills at Basalt Lot:1, 2 and Lot 58  
 LAND AREA: 1.54 Acres  
 YEAR BUILT: 1974

BUILDING SIZE:  
 Heated Warehouse Street Level 6250  
 Special Purpose Second Level 2500  
 Office Basement 2500  
 Total 11250

**FINANCIALS**

HOLLAND HILLS			CURRENT		PROJECTED	at NNN	
Level	SF	\$/sf	Annual Rent	Term	Market rents		
Level 1							
1	3018	\$20	\$59,424	9/30/2008		\$25	\$75,450
2	1050	\$11	\$12,002	7/31/2007		\$20	\$21,000
3	1008	\$15	\$15,120	VACANT		\$15	\$15,120
Level 2							
2	4200	\$17	\$71,988	7/31/2007		\$20	\$84,000
3	450	\$14	\$6,359	mm		\$20	\$9,000
4	350	\$25	\$8,866	1/31/2008		\$25	\$8,750
	10076		\$173,758				\$213,320
Storage Rental			\$21,000				
			\$194,758		Value with current rents at 5.5% CAP rate	\$3,541,053	5.50%
					Vacant Lot development potential	\$800,000	
						<u>\$4,341,053</u>	

**EXPENSES**

Taxes \$20,000  
 Ins \$4,500  
 Util \$8,500

**Ruth Kruger, CCIM, CIPS, RSPS**  
*Kruger and Company*

400 East Hyman Avenue  
 Aspen, Colorado, 81611  
 888-920-4001 970-920-4001  
 970-920-4007 Fax  
 970-404-4000 Cell

[ruth@krugerandcompany.com](mailto:ruth@krugerandcompany.com)  
[www.krugerandcompany.com](http://www.krugerandcompany.com)

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**HOLLAND HILLS**  
*Business Center*

OFFICE  
SPACE  
942-8885

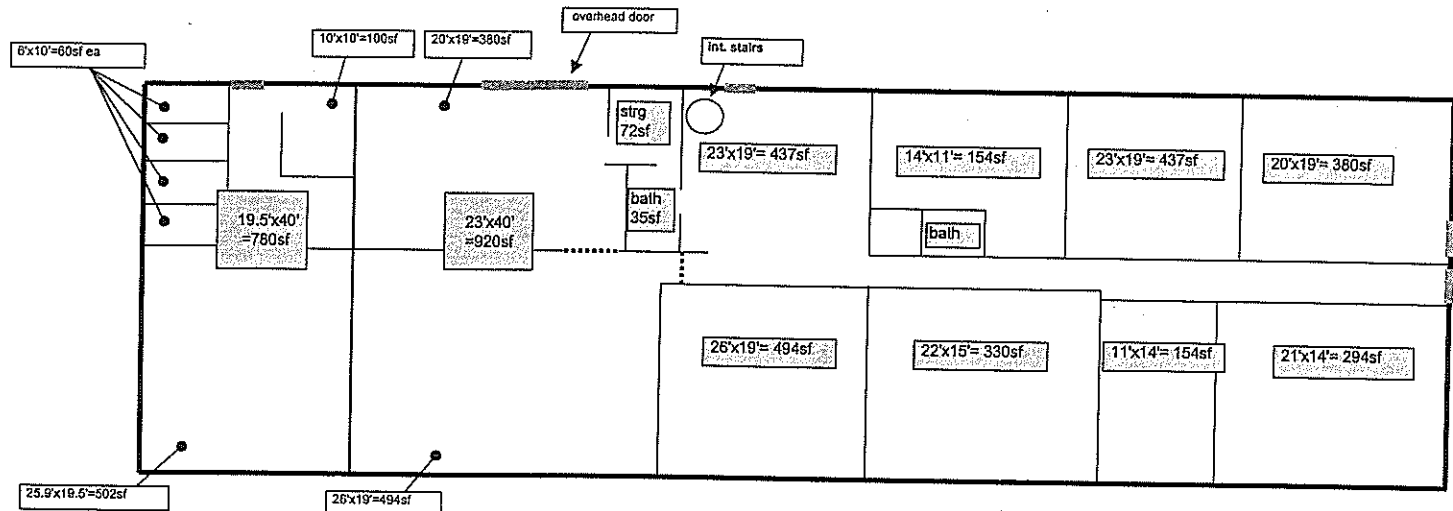
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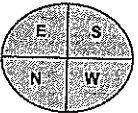
# Holland Hills Business Center

parking / yard  
70' asphalt from building to gravel lot

ENTRY  
Highway  
82



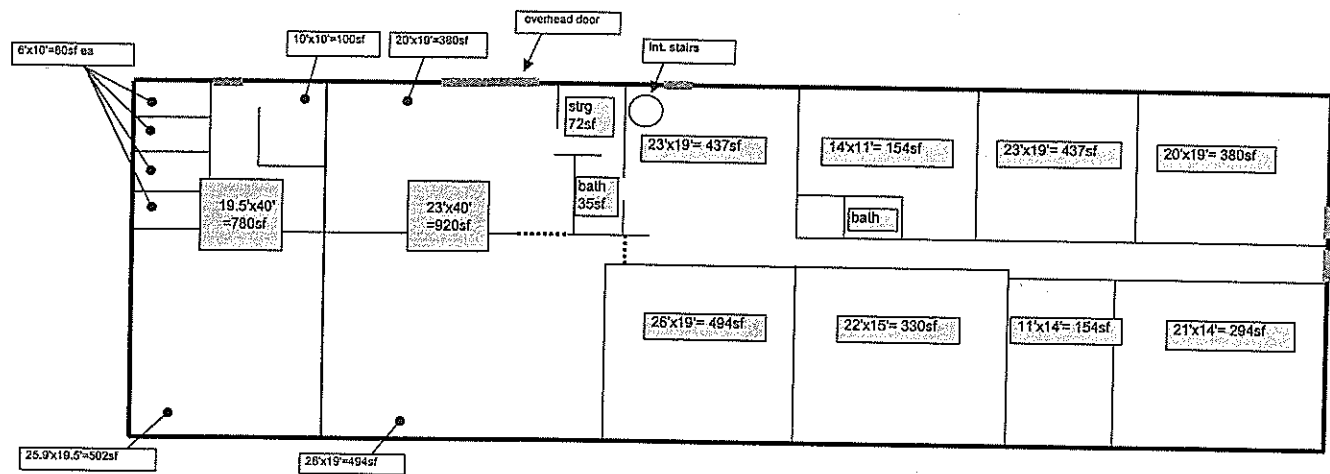
GROUND LEVEL  
called out measurements are approx



# Holland Hills Business Center

parking / yard  
70' asphalt from building to gravel lot

ENTRY  
Highway  
82  
→



parking  
50' asphalt  
from bldg

GROUND LEVEL  
called out measurements are approx

