

429 3RD STREET

BERTHOUD, CO 80513

OFFERED AT

\$1,100,000

SIZE

3,000 SF

ZONING

**NEIGHBORHOOD
COMMERCIAL
DISTRICT**

LEARN MORE ABOUT THIS PROPERTY
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THE KEE BUILDING

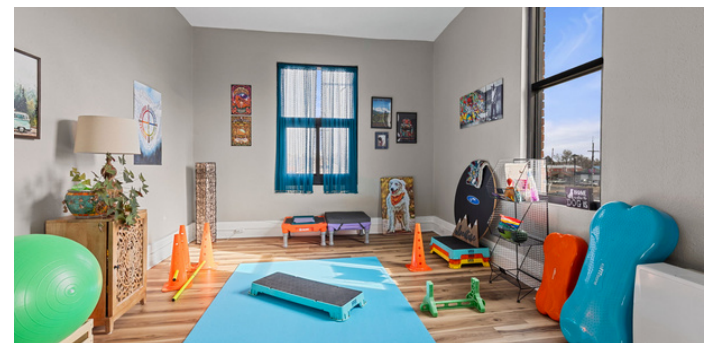
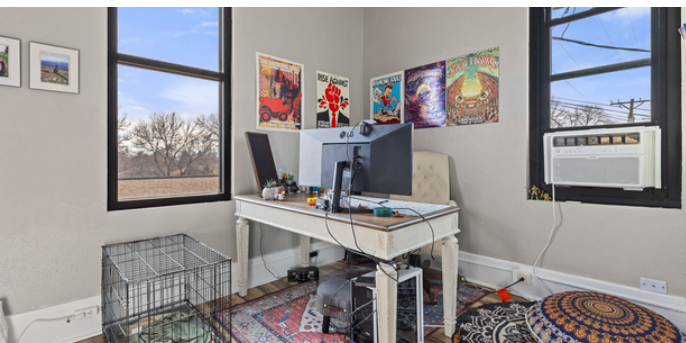
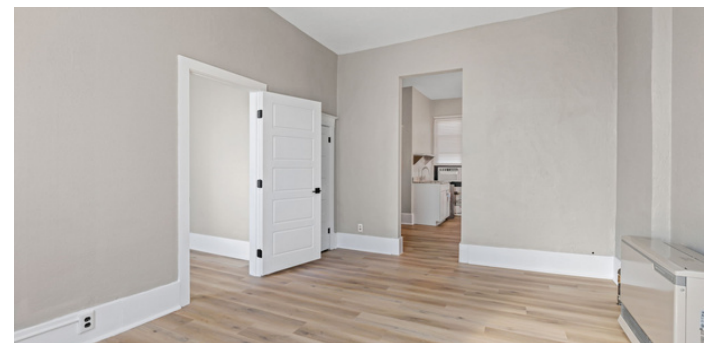
- Red brick 'business block' building in Downtown Berthoud
- Commercial + Residential
- Tenants include: Mat + Motion, True Penny Aesthetics, & K9 Wisdom
- Extensively remodeled in 2022
- Priced: \$367.00/Sq.Ft.

**INVESTMENT PROPERTY IN
BERTHOUD FOR SALE**

HEIDI SCHAMBER
303 444 4344
Heidi@MarketRealEstate.com

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RECENT RENOVATIONS

- Commercial windows and doors
- Wiring and electrical boxes
- Plumbing and fixtures throughout
- Flooring and Lighting
- Heating and Cooling
- Exterior deck and stairs
- Replaced portion of front brick
- Tuckpointing
- Paint and custom handrail
- Concrete walkway
- Gutters and downspouts



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RENT ROLL + PRICING ANALYSIS

Tenant	Sq. Ft.	\$/SF Rent	Mo. Gross Rent	Lease Start	Lease Exp.
429 3rd Street - A	850	\$28.24	\$2,000.00	8/1/2022	7/31/2027
435 3rd Street - A	650	\$40.62	\$2,200.00	6/1/2026	5/31/2028
435 3rd Street - B	500	\$24.00	\$1,000.00	11/1/2024	4/30/2027
429 3rd Street - B	750	\$22.40	\$1,400.00	Proforma	
429 3rd Street - C	250	\$28.80	\$600.00	Proforma	
429 3rd Street - Sign			\$1,000.00	11/1/2020	12/1/2034
	3000	\$36.01	\$8,200.00		

12 Month Expenses	
\$98,400.00	Annual Income
\$10,672.00	Taxes 2025
\$5,000.00	Insurance
\$5,000.00	Utilities
\$2,000.00	Maintenance
\$75,728.00	NOI

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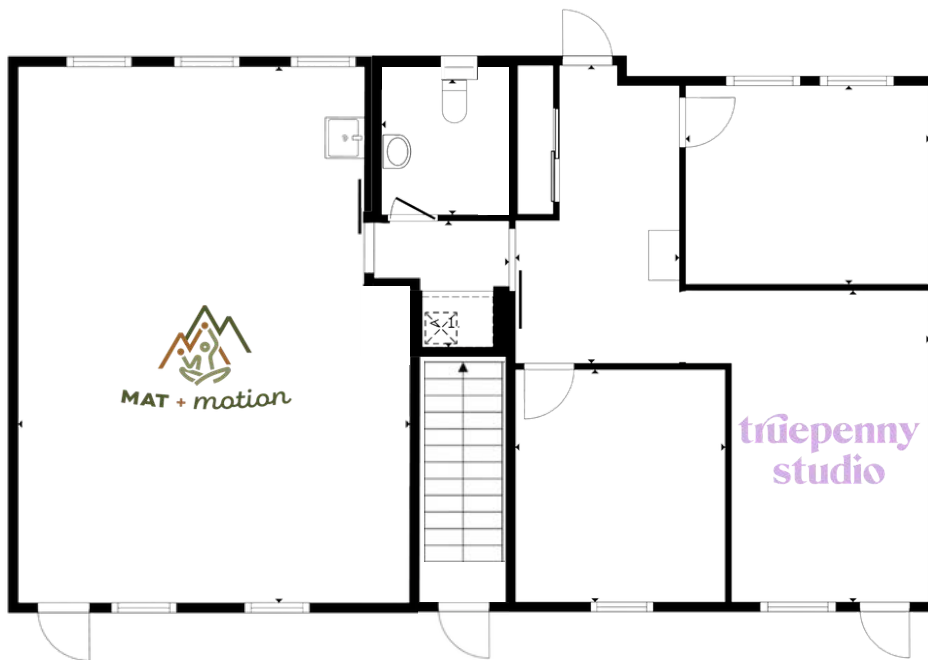
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CLICK HERE
for mat+motion virtual tour

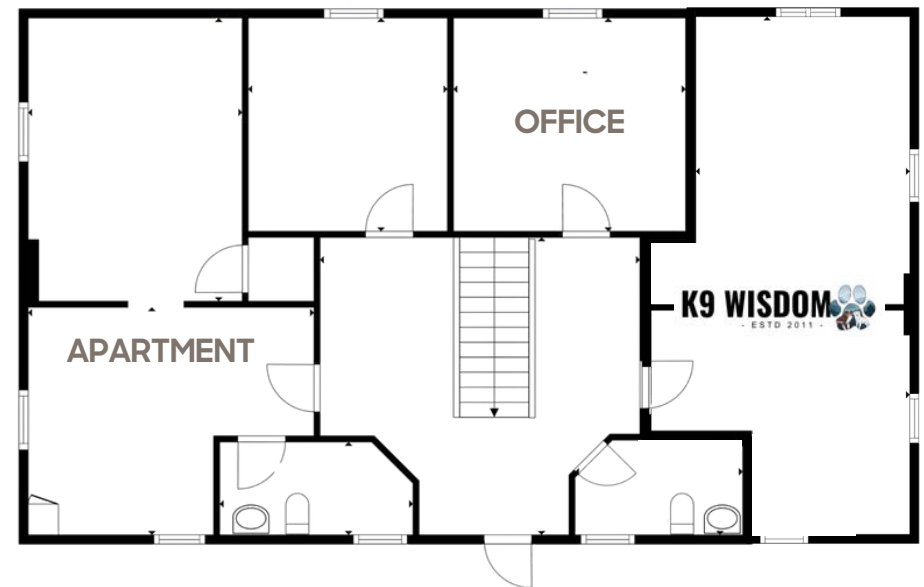
CLICK HERE
for TruePenny virtual tour

CLICK HERE
for 2nd FL unit virtual tour

CLICK HERE
for K9 virtual tour



FIRST FLOOR



SECOND FLOOR

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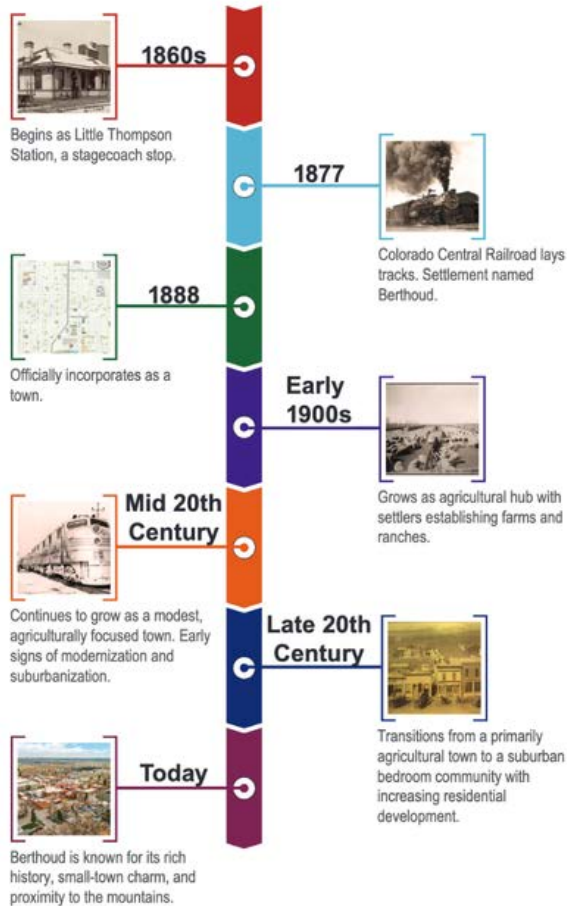
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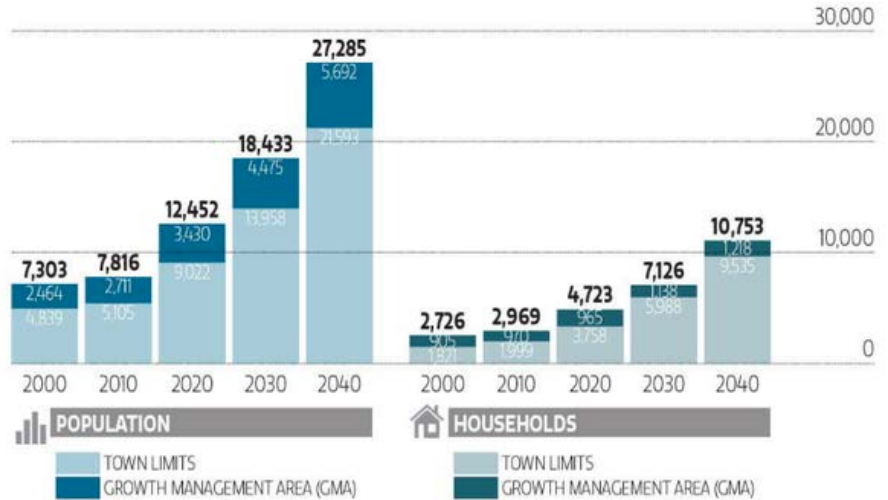
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BERTHOUD AT A GLANCE



POPULATION & HOUSEHOLDS, 2000-2040



9%
Berthoud Renters

69%
Berthoud Homeowners

89%
Live in a single-family home

89%
Live in a single-family home

36%
Have lived in Berthoud 0-4 years

52%
Have incomes over \$90,000

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market

REAL ESTATE



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