

# CARLSON ASSOCIATES INC.

## PRIME INVESTMENT OPPORTUNITY

**\$2,250,000**

**11215 Washington St  
Northglenn CO, 80233**



### OVERVIEW



### FEATURES

8 Units

6% Cap Rate

4,090 sq. ft.

Built in 2024

500 SF units

CG Zoning

100% Occupied

31,282 Avg. Daily Traffic Volume

High Visibility on Washington St

### CONTACT DETAILS

303-457-2966

303-585-0759

tatecarlson@carlsonland.net

# CARLSON ASSOCIATES INC.

## ABOUT THIS PROPERTY

Located at 11215 Washington St, Northglenn, CO, this 4,090 SF office building built in 2024 presents a fantastic investment opportunity. Zoned Commercial General (CG), the property is divided into eight 500 SF office suites, offering flexible space for small businesses and professional tenants.

Currently, six of the eight units are leased, providing immediate income with \$1,700 per unit, and tenants covering their own utilities. This high-occupancy, cash-flowing property benefits from a strategic location with excellent visibility and easy access to I-25, major roadways, and surrounding commercial amenities.

Perfect for an investor seeking stable rental income or an owner-user looking to occupy the remaining space while benefiting from strong tenancy.

### Key Features:

- 4,090 SF office building
- Eight 500 SF units – great layout for professionals and small businesses
- High occupancy – 8 out of 8 units leased
- \$1,700 per unit, tenant-paid utilities
- Zoned Commercial General (CG)
- Prime location with excellent accessibility

Don't miss this opportunity to acquire a fully functional, income-producing asset in a thriving commercial corridor. Contact us today for more details or to schedule a tour!

## CONTACT DETAILS

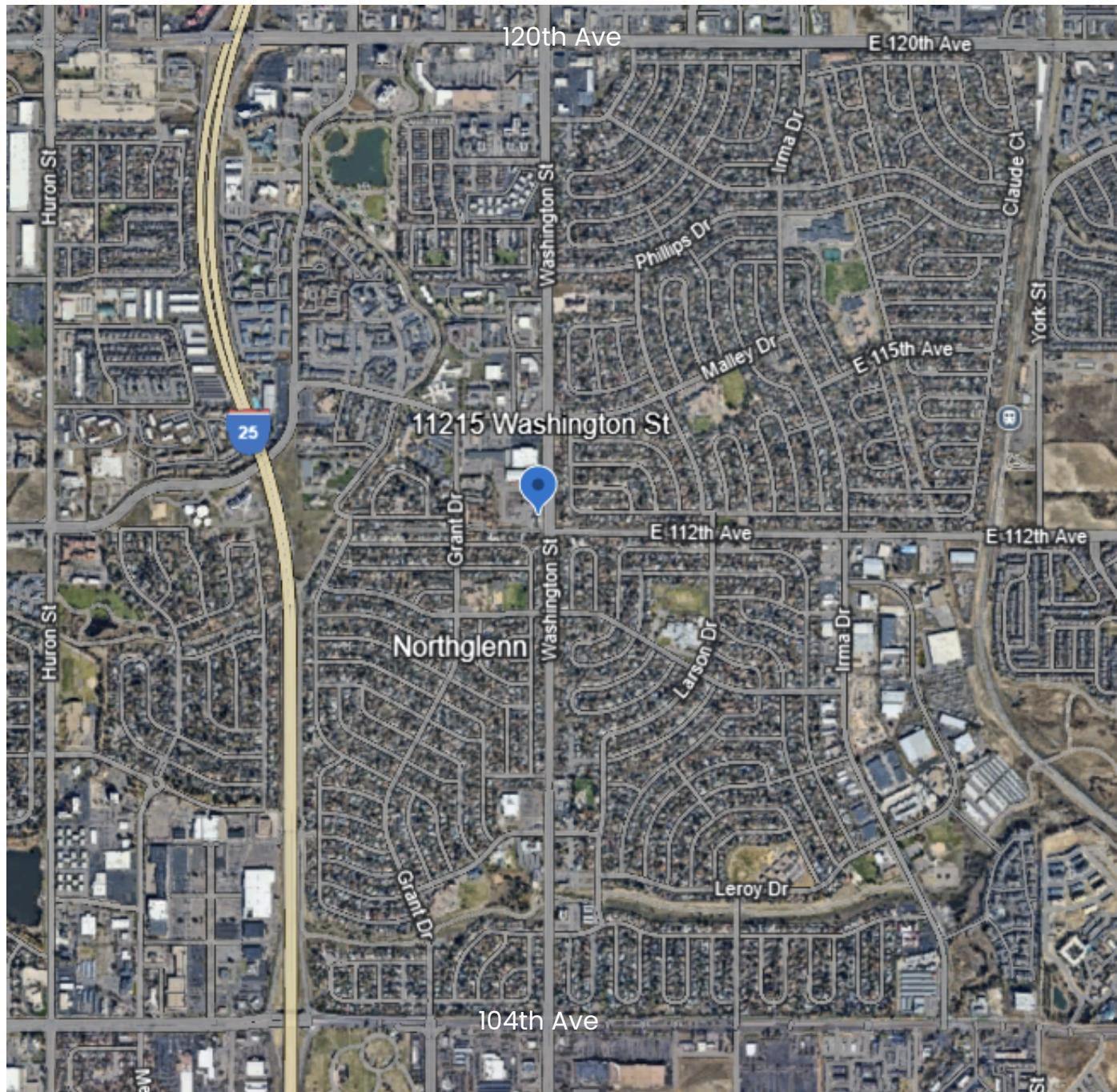
 303-457-2966

 303-585-0759

 [tatecarlsoncarlsonland.net](mailto:tatecarlsoncarlsonland.net)

# CARLSON ASSOCIATES INC.

## LOCATION



## CONTACT DETAILS

 303-457-2966

 303-585-0759

 [tatecarlsoncarlsonland.net](mailto:tatecarlsoncarlsonland.net)