

Potential Seller Financing!

# LITTLETON OFFICE

3,320 SF OFFICE FOR SALE OR LEASE



# 1979

WEST LITTLETON BOULEVARD | LITTLETON, CO 80120

# CHARMING FREESTANDING CONVERTED OFFICE BUILDING

POTENTIAL SELLER FINANCING

**Reduced Price: ~~\$1,250,000~~ \$1,195,000**

**Lease Rate: \$22.00/SF FSG**

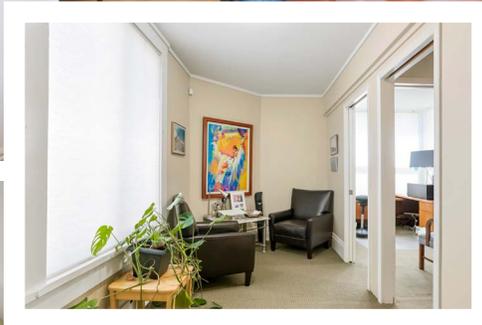
## Property Highlights:

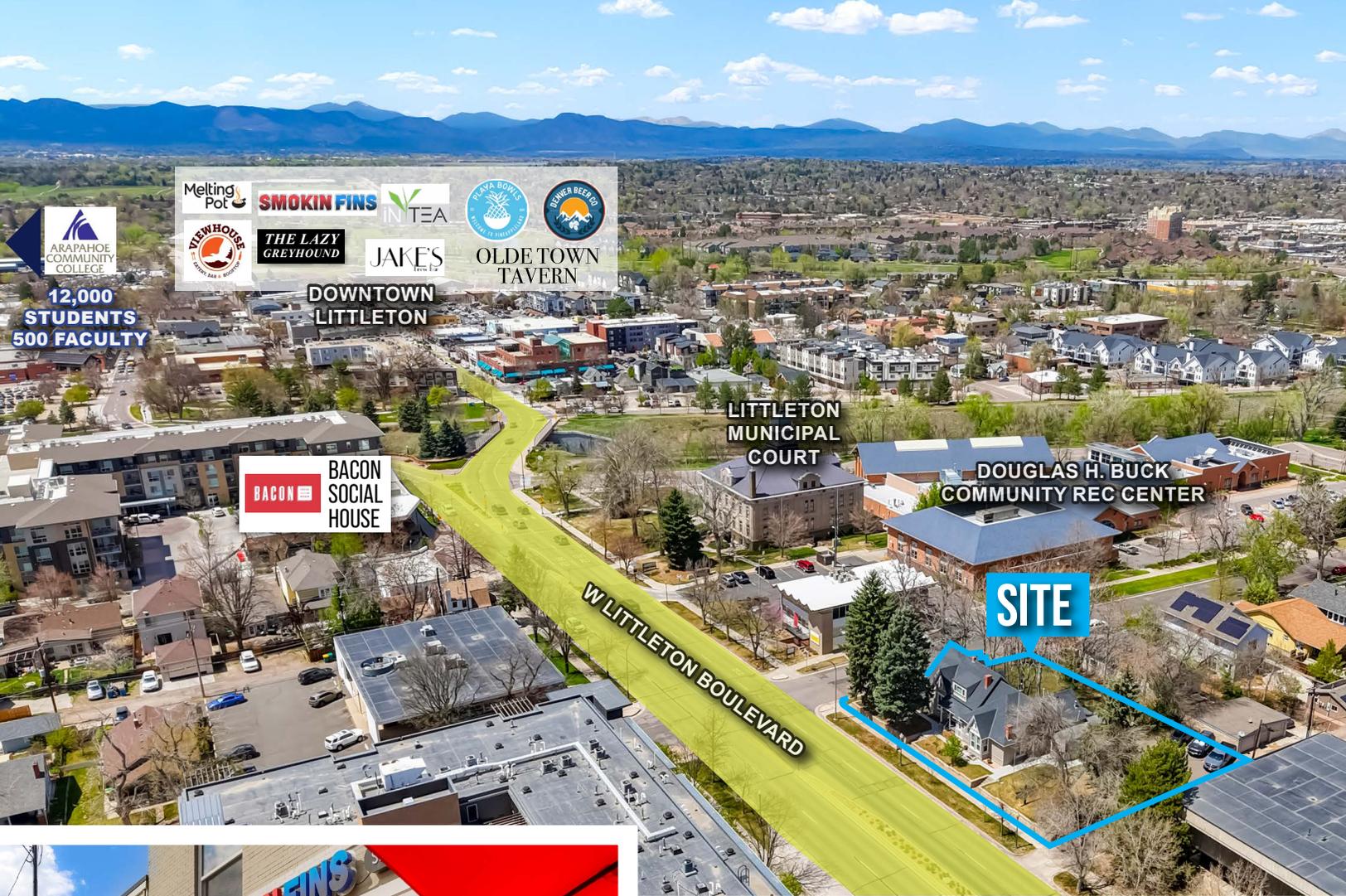
Building Size:	3,320 SF
Lot Size:	12,632 SF
Stories:	2
YOC:	Est. 1926
Construction Type:	Wood Frame
Parking:	6 Surface Spaces
Zoning:	CMU (Corridor Mixed-Use)
Property Taxes:	\$19,686 (2025)



## Property Features:

- Charming freestanding converted office building
- Excellent visibility off Littleton Blvd
- Well maintained
- Recent exterior painting and new windows and exterior doors installed
- Located within walking distance to Downtown Littleton
- Desirable submarket with minimal inventory

















**12,000 STUDENTS  
500 FACULTY**

**DOWNTOWN  
LITTLETON**

**LITTLETON  
MUNICIPAL  
COURT**

**DOUGLAS H. BUCK  
COMMUNITY REC CENTER**

**BACON  
SOCIAL  
HOUSE**

**SITE**

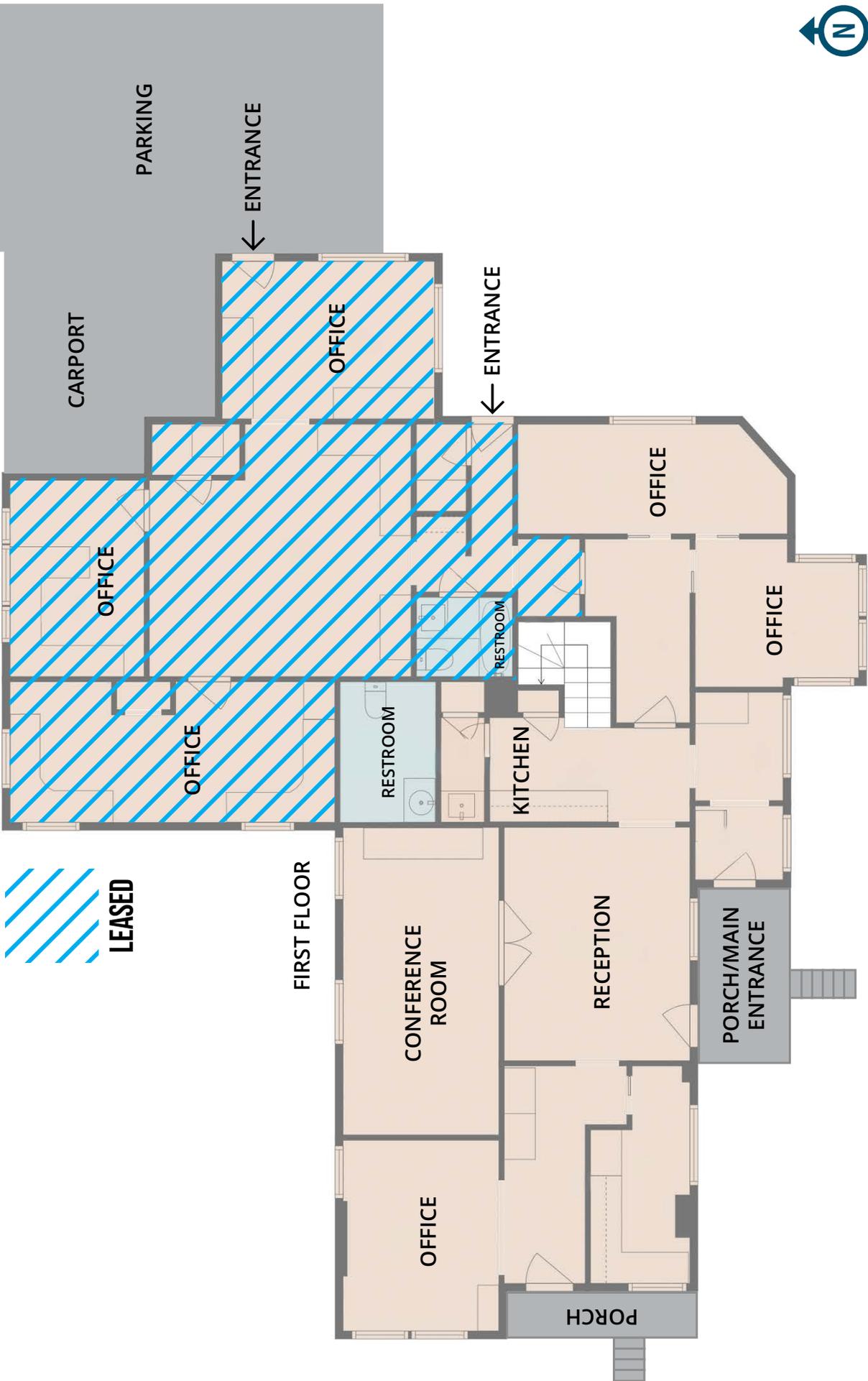
**W LITTLETON BOULEVARD**



## LITTLETON

Downtown Littleton is located approximately nine miles south of downtown Denver and is home to over 220 businesses. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.



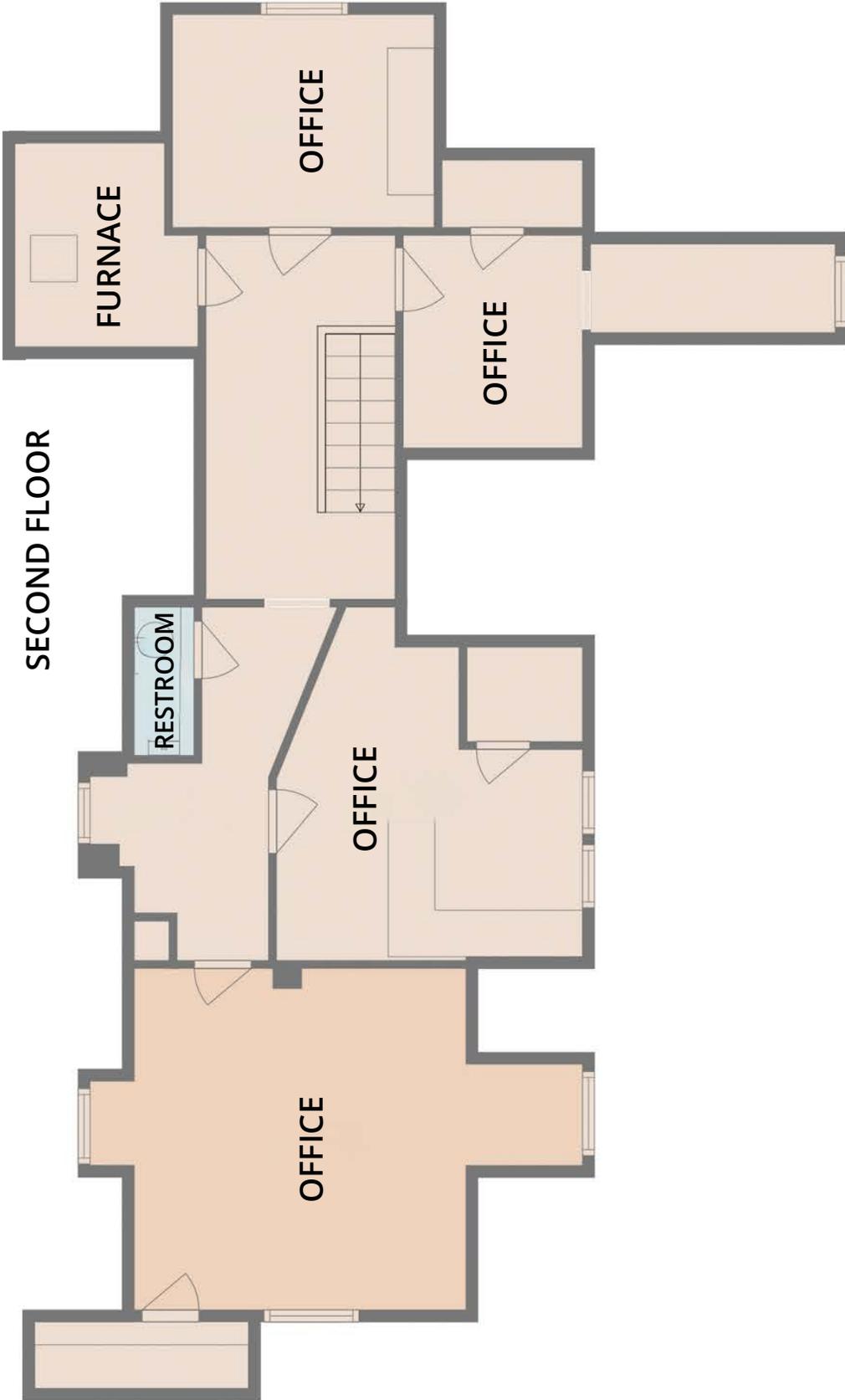


S. SPOTSWOOD ST.



WEST LITTLETON BOULEVARD





SECOND FLOOR

FURNACE

OFFICE

OFFICE

RESTROOM

OFFICE

OFFICE



WEST LITTLETON BOULEVARD

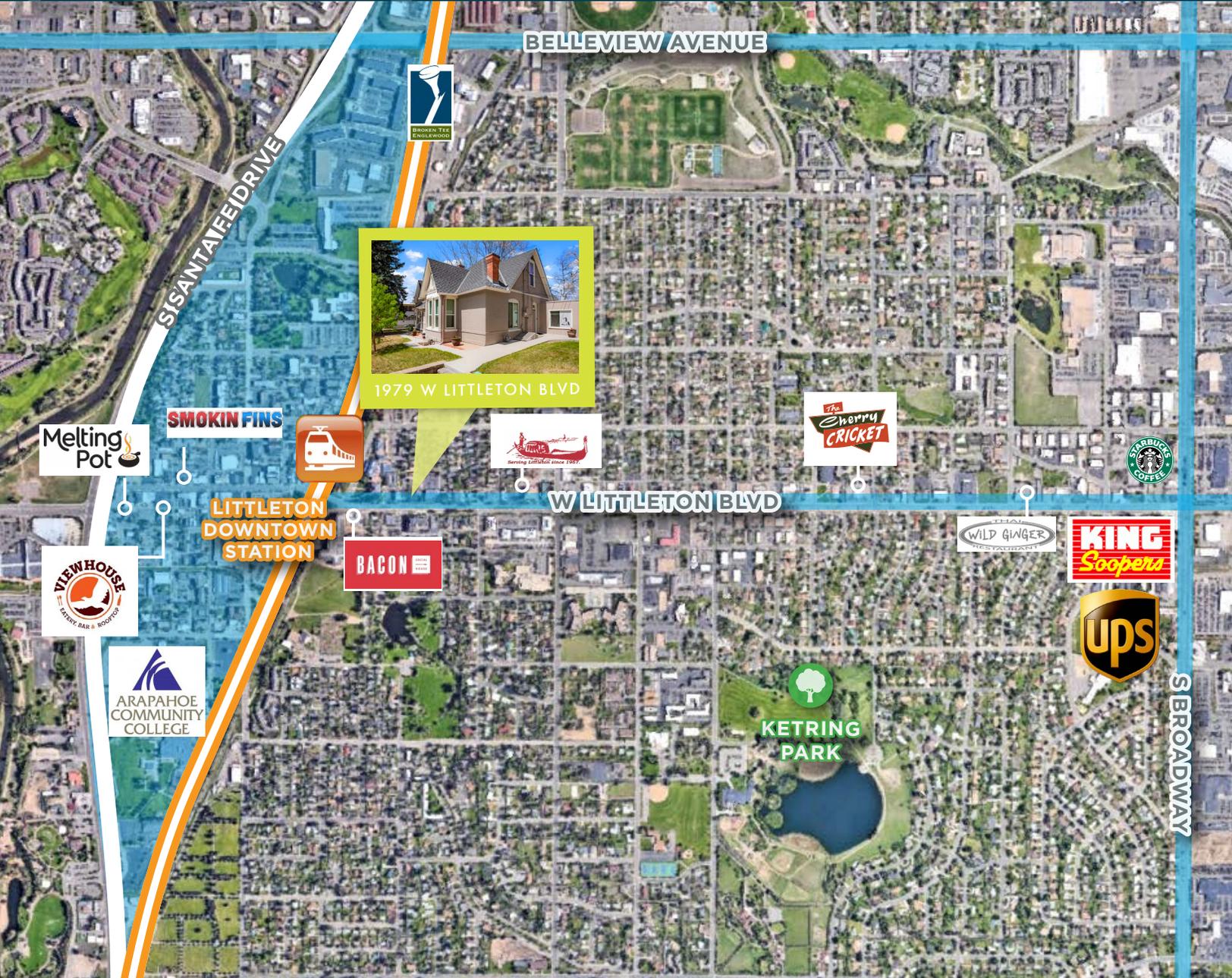


S. SPOTSWOOD ST.



# FOR SALE OR LEASE

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