



# OFFICE CONDO FOR LEASE/SALE

## Wadsworth Professional Bldg.

4045 Wadsworth Blvd #300 | Wheat Ridge, CO 80033



### CONTACT:

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## 4045 WADSWORTH BLVD #300

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$1,125 per month plus electric
<b>Unit #300:</b>	1,125 Square Feet
<b>Sale Price:</b>	\$98,000
<b>Building Size:</b>	39,168 SF
<b>Association Dues:</b>	\$846 per month
<b>Property Taxes:</b>	\$2,003.90 per year
<b>County:</b>	Jefferson
<b>Building Class:</b>	C
<b>Year Built:</b>	1961
<b>Renovated:</b>	2001
<b>ADA:</b>	Yes

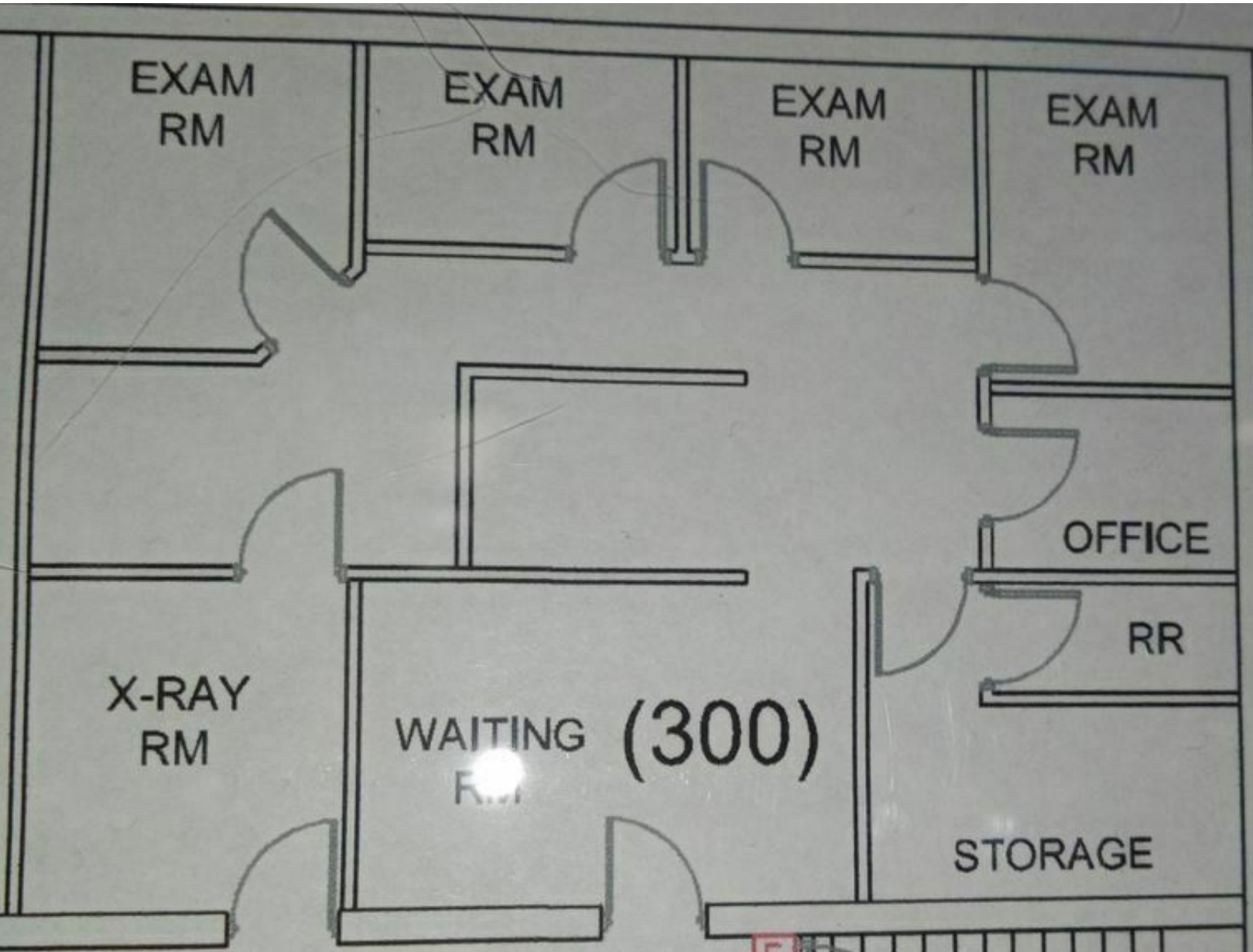
### PROPERTY HIGHLIGHTS

- 1,125 SF office condo for Sale/Lease
- Motivated Seller! Was \$140,625 and now just \$98,000!
- Minutes from Exempla Lutheran Medical Center
- Professional or Medical Suites Available
- Great Identity with Abundant 5:1,000 Parking Ratio
- Investor or Owner User Opportunity
- Remodeled Building in 2001, Direct Access from I-70 & Wadsworth
- 1,125 SF office condo for Sale/Lease



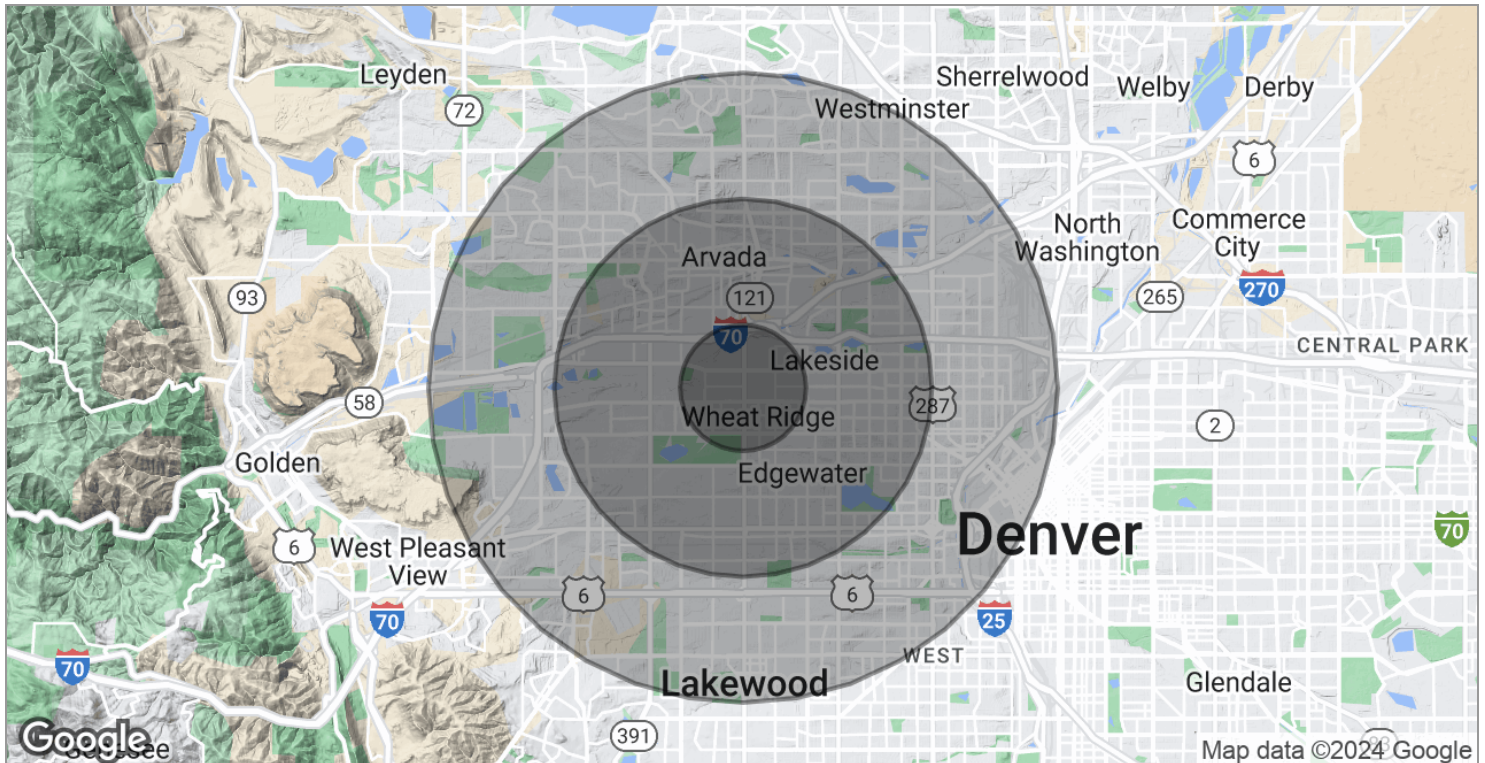




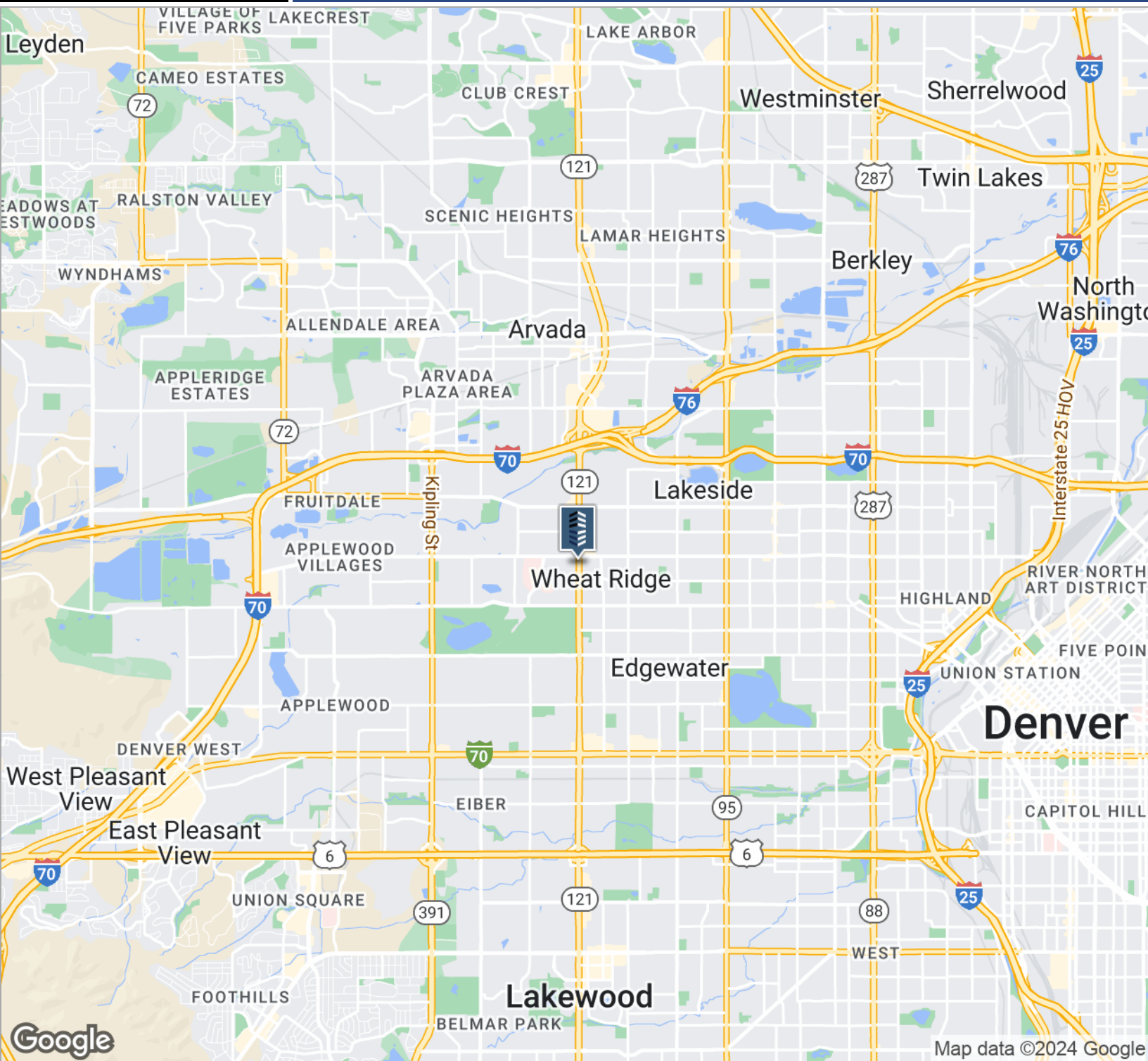


	1 MILE	3 MILES	5 MILES
Total households	4,265	41,552	113,331
Total persons per hh	2.2	2.2	2.3
Average hh income	\$55,214	\$63,768	\$66,463
Average house value	\$246,614	\$264,387	\$260,196

	1 MILE	3 MILES	5 MILES
Total population	9,273	92,110	264,704
Median age	37.5	41.4	39.8
Median age (male)	35.4	39.3	38.4
Median age (female)	42.2	43.6	41.0



\* Demographic data derived from 2020 ACS - US Census



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