7505
E HARVARD AVENUE
UNIT C

Flex Office Condo For Sale

7505 E HARVARD AVENUE | DENVER | COLORADO

navpoint
REAL ESTATE GROUP

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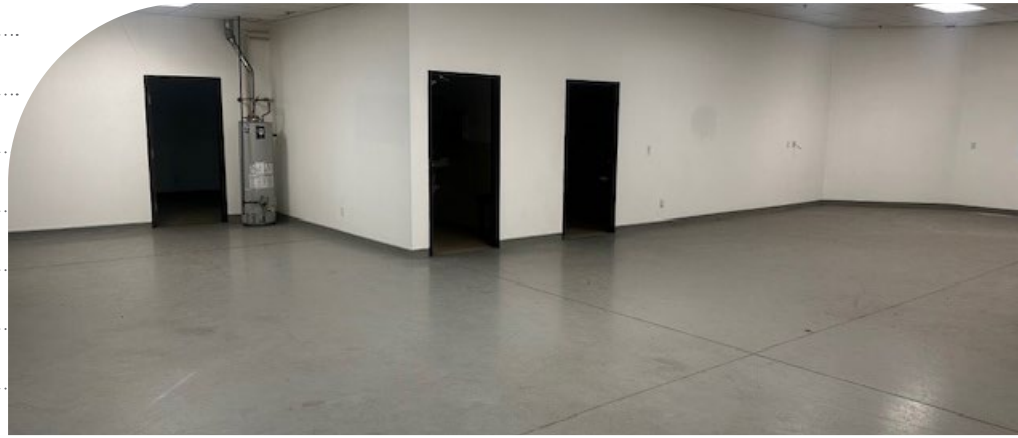
Property Overview

7505 E HARVARD AVENUE

Property Address	7505 E Harvard Avenue, Unit C Denver, CO 80231
Property Type	Flex, Office
Building Size	4,505 SF
Parking Ratio	3:1,000 SF
Sales Price	$878,475
Zoning	MU, County
Grade Level Doors	2
Clear Height	11’
Year Built	1999



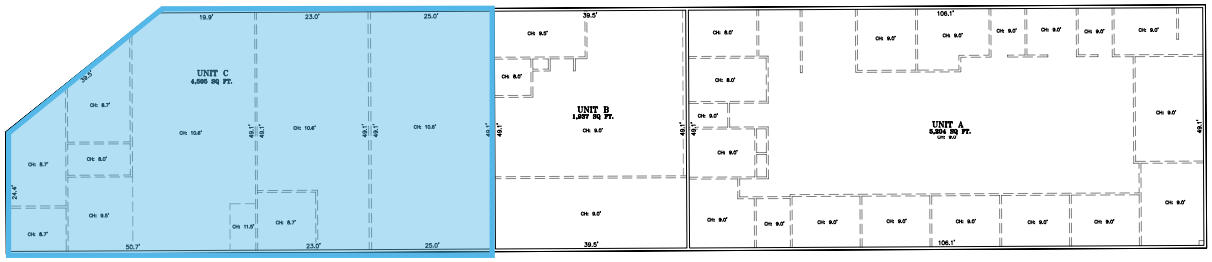
HIGHLIGHTS

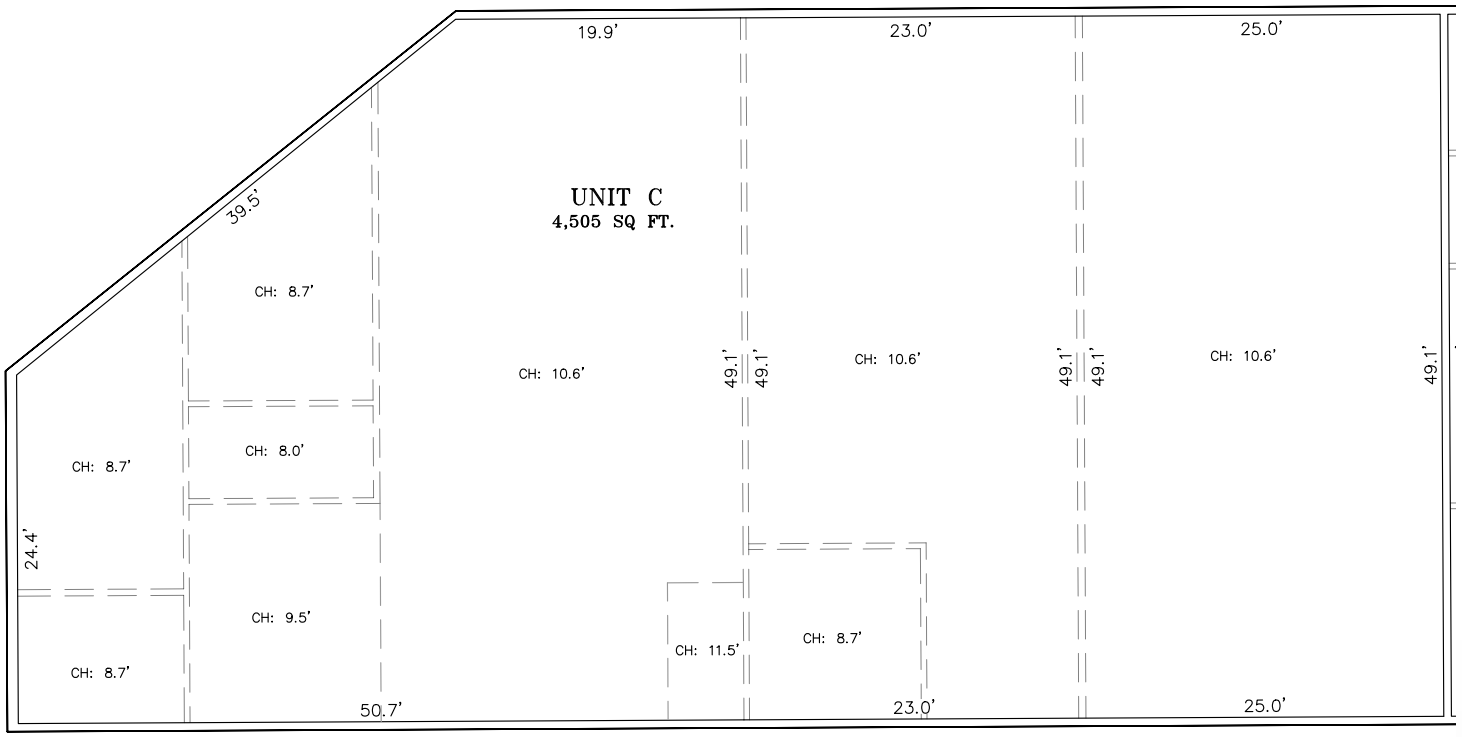
- Easy Access To I-25 Via Yale Or Evans
- Hard To Find Small Shop Space
- Rare Gated/Secured Parking Area
- Excellent Curb-Appeal, Beautifully Landscaped
- Allows For A Variety Of Uses
- Includes Security System, Fire System, Unit Heaters & A/C With Additional Swamp Coolers
- Located In High-Demand South Metro Area
- Condominium Map Completed to allow for an Owner to Occupy a portion and Sell the remaining units

Nearby Retail

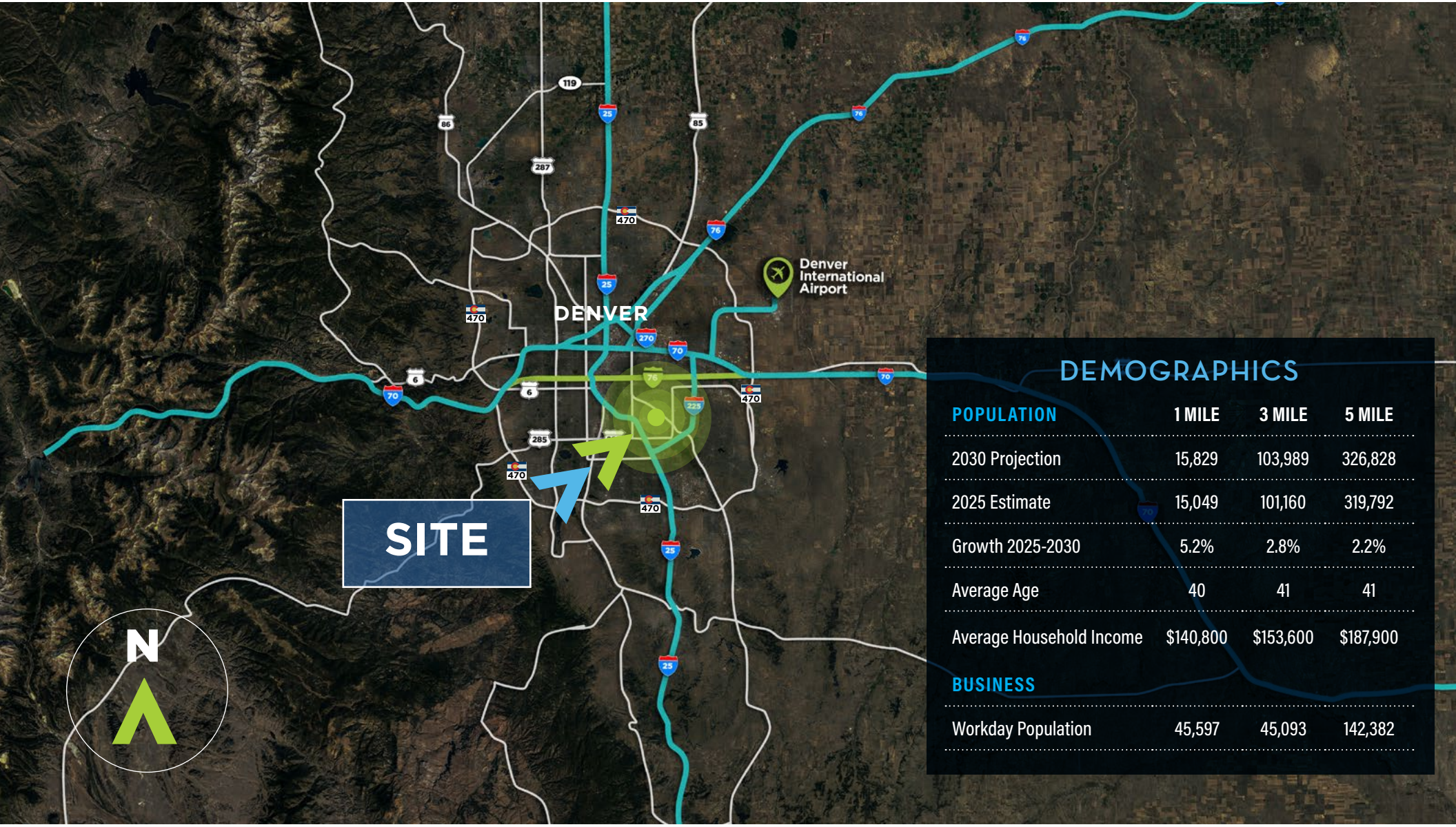
Floor Plan

UNIT C
4,505 SF





Location Map



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	15,829	103,989	326,828
2025 Estimate	15,049	101,160	319,792
Growth 2025-2030	5.2%	2.8%	2.2%
Average Age	40	41	41
Average Household Income	$140,800	$153,600	$187,900
BUSINESS			
Workday Population	45,597	45,093	142,382

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