

KEN CARYL

PROFESSIONAL CENTER

LITTLETON • COLORADO

5,500 SF OFFICE CONDO FOR SALE
10394 W CHATFIELD AVE UNIT 109



EXCELLENT LOCATION

CONVENIENT HIGHWAY ACCESS

NEARBY DINING & SHOPPING

NEW LANDSCAPING

CONTACT BROKER FOR DETAILS

MATT KULBE *Brokerage Services*
720.635.4591 • matt.kulbe@navpointre.com

INCOME PRODUCING CONDO - MOTIVATED SELLER

PROPERTY HIGHLIGHTS



Incredible small office ownership opportunity



Walking/biking distance to restaurants & shopping



Excellent Southwest location in Ken Caryl Ranch



Common Areas & Landscaping Upgrades Completed 2023



Easy access to C-470 via Kipling & Ken Caryl Ave



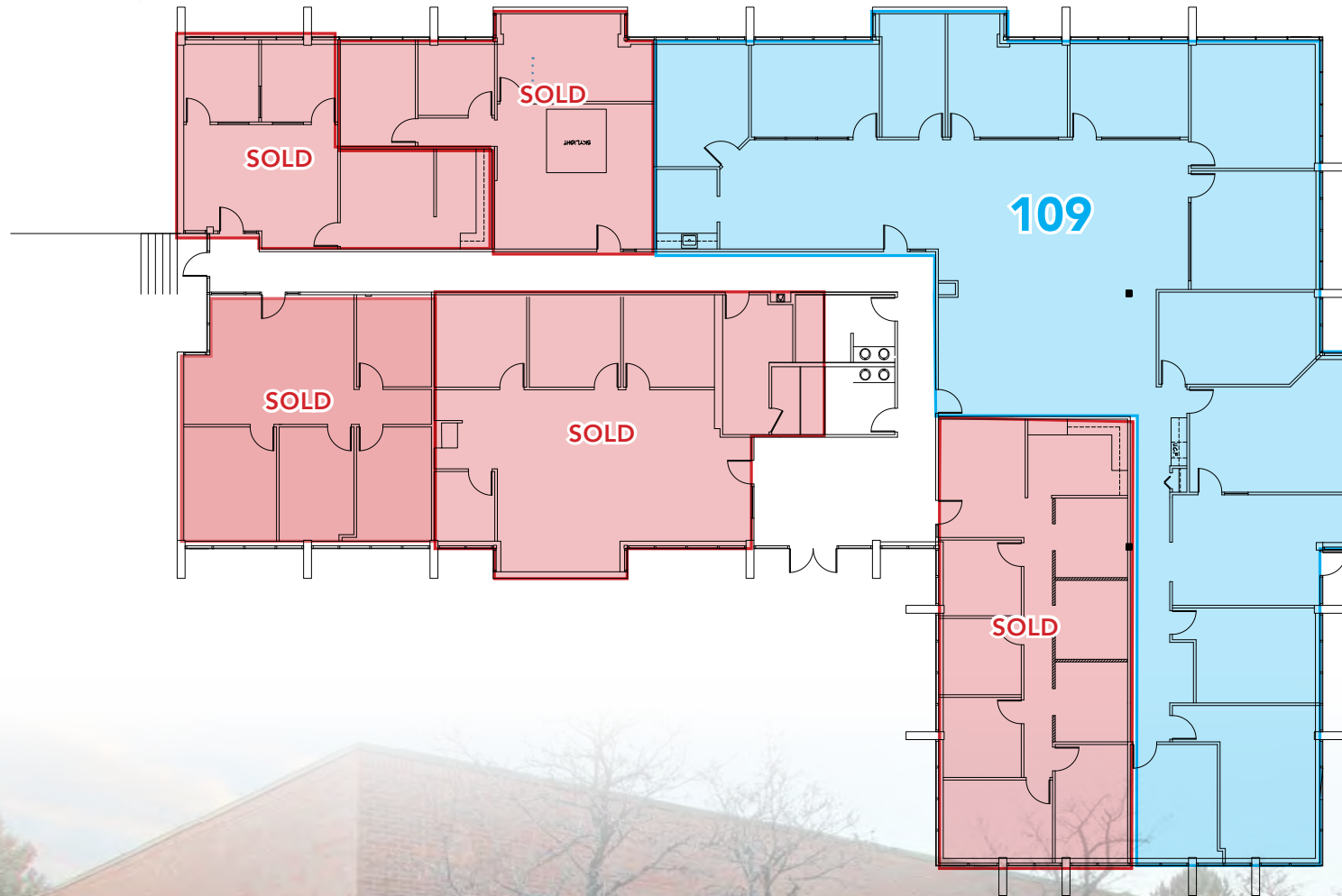
Many Allowable Uses



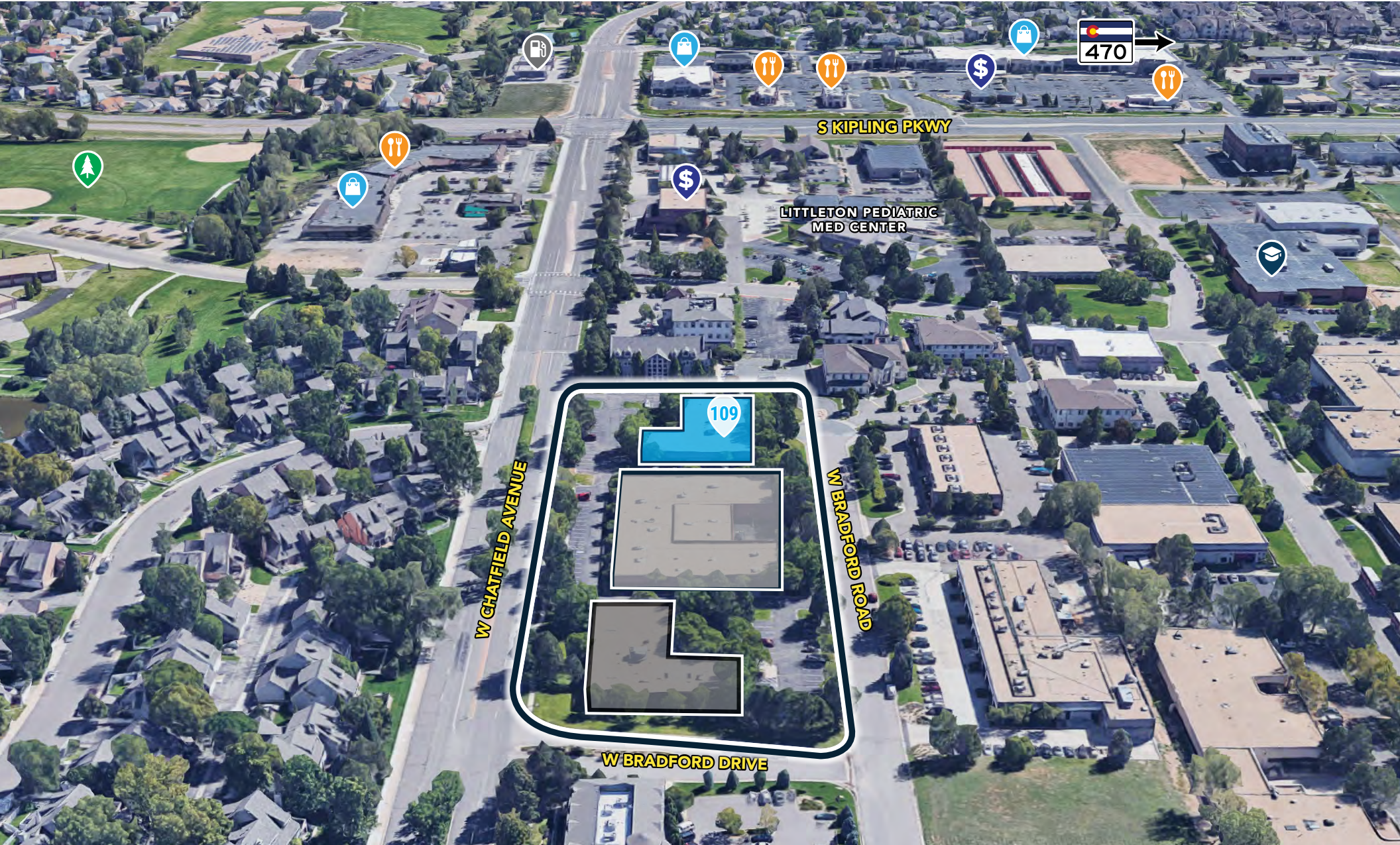
KEN CARYL PROFESSIONAL CENTER



10394 W CHATFIELD AVE



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10394 W CHATFIELD AVE UNIT 109

AVAILABLE



PROPERTY OVERVIEW

ADDRESS: 10394 W Chatfield Ave, Unit 105
Littleton, CO

SALE PRICE: \$1,075,000

COUNTY: Jefferson

YEAR BUILT: 1981

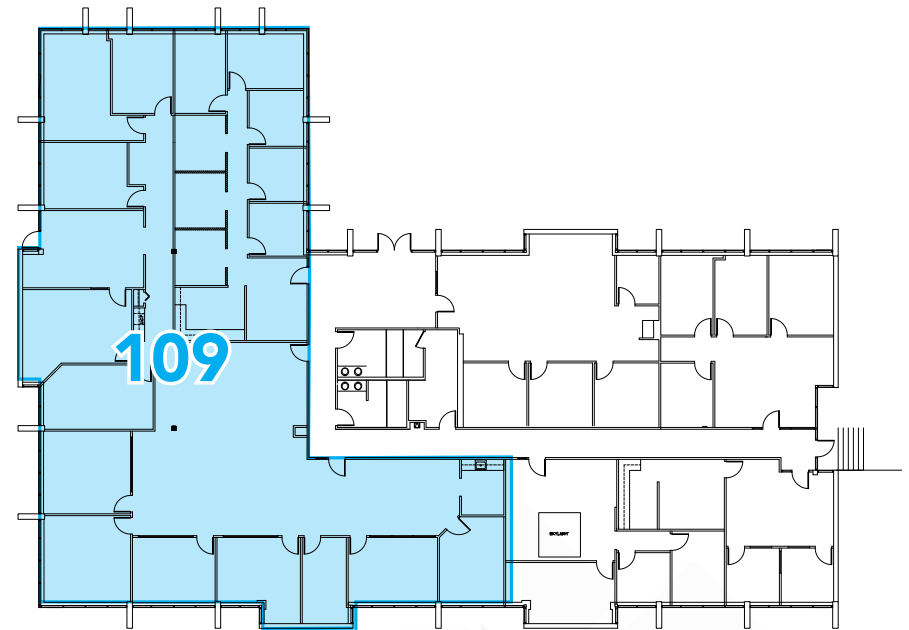
UNIT SIZE: 5,500 SF

ZONING: PD



HIGHLIGHTS

- Excellent Opportunity for User to Purchase and Occupy Later
- Income In Place through July 2027 - Contact Broker for Details
- Excellent Southwest Location in Ken Caryl Ranch
- Easy access to C-470 via Kipling and Ken Caryl Ave
- Walking/biking Distance to Restaurants & Shopping
- Excellent Mix of Owner Users
- Incredible Small Office Ownership Opportunity
- Common Areas Remodeled 2023



An aerial photograph of a campus with several large, modern buildings and green spaces. A large, semi-transparent blue geometric shape, consisting of two overlapping triangles, is overlaid on the image. The text 'LOCATION OVERVIEW' is centered in the upper half of the image in a light blue, sans-serif font.

LOCATION OVERVIEW

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LOCATION OVERVIEW



Just 20 minutes from Downtown Denver, the City of Littleton encompasses 14 square miles. Getting around is easy with quick access to I-25, C-470 and South Santa Fe Drive.

The Littleton resident is a person who wants to live in a place where there is a strong sense of community and high quality of life with a smalltown feeling. The residents of Littleton are active families who want to live in a place with top-ranked schools, easy access to open space and trails, and proximity to entertainment such as Littleton's historic downtown. Downtown Main Street Experience the relaxed ambiance of a different era.

DOWNTOWN LITTLETON offers a charming Main Street lined with turn-of-the-century buildings that house some of the metro area's most unique, independently owned businesses. There are art galleries, antique and specialty gift shops, clothing boutiques and many quaint restaurants and bars.

THE LITTLETON VISITOR is a day-traveler who wants to visit an historic Colorado town that's convenient and in proximity to Denver. The visitor is someone who wants to explore unique shops, dine at local places and support local business owners. They come to Littleton to experience the vibrant historic downtown, active trail system and parks and local attractions. More than 1,500 acres of parks and open space and active trails in Littleton attract cyclists and trail runners or a family wanting to experience Colorado's beautiful scenery. Visitors include business travelers, families and groups.



LOCATION OVERVIEW



LITTLETON PUBLIC SCHOOLS are rated at the highest level in Colorado. Residents are well educated with 42.9% having a bachelor's degree or higher. The Colorado average is 36.3%.

Arapahoe Community College is located just south of Downtown Littleton and offers 85 degrees and certificates matching a wide variety of study and career goals.

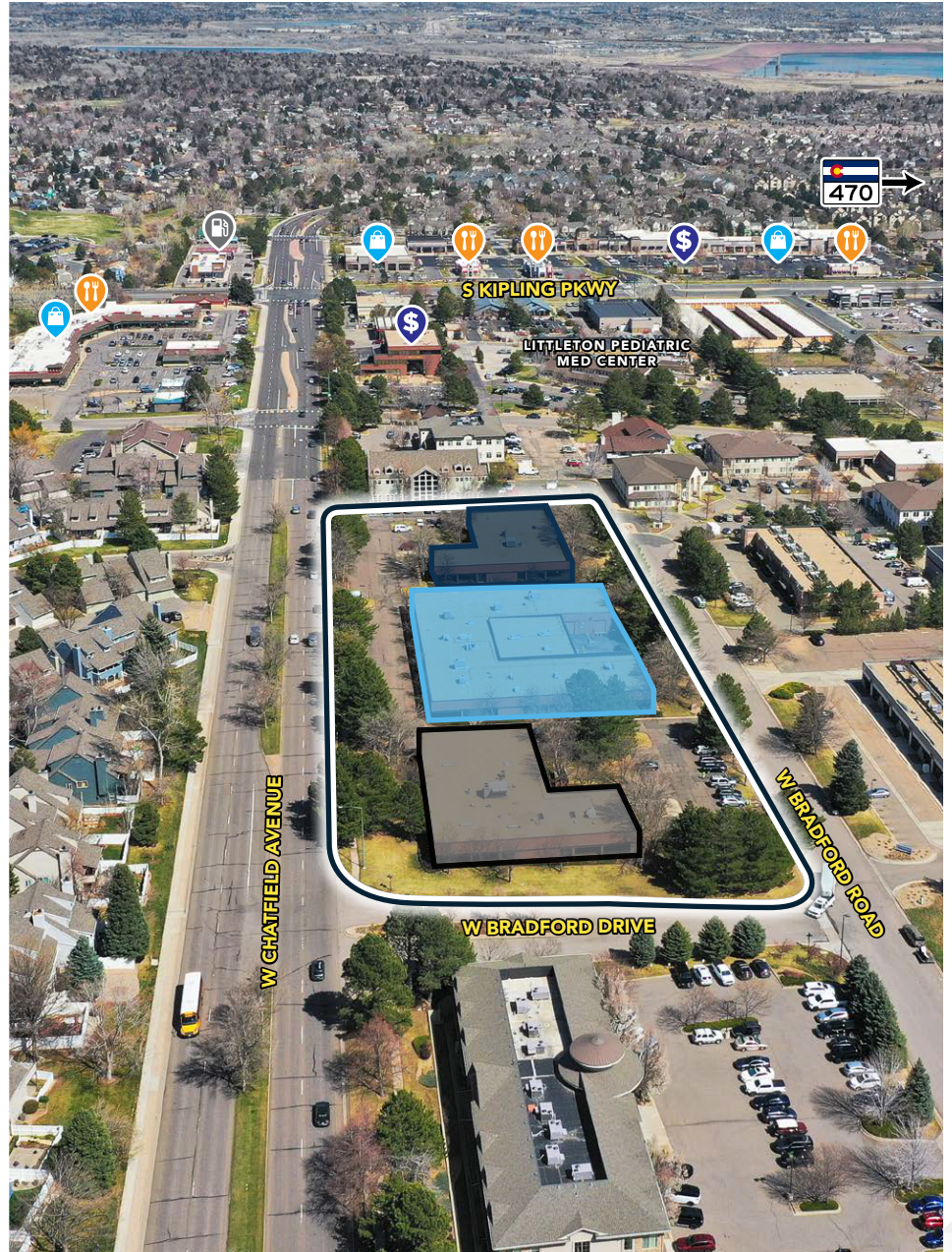
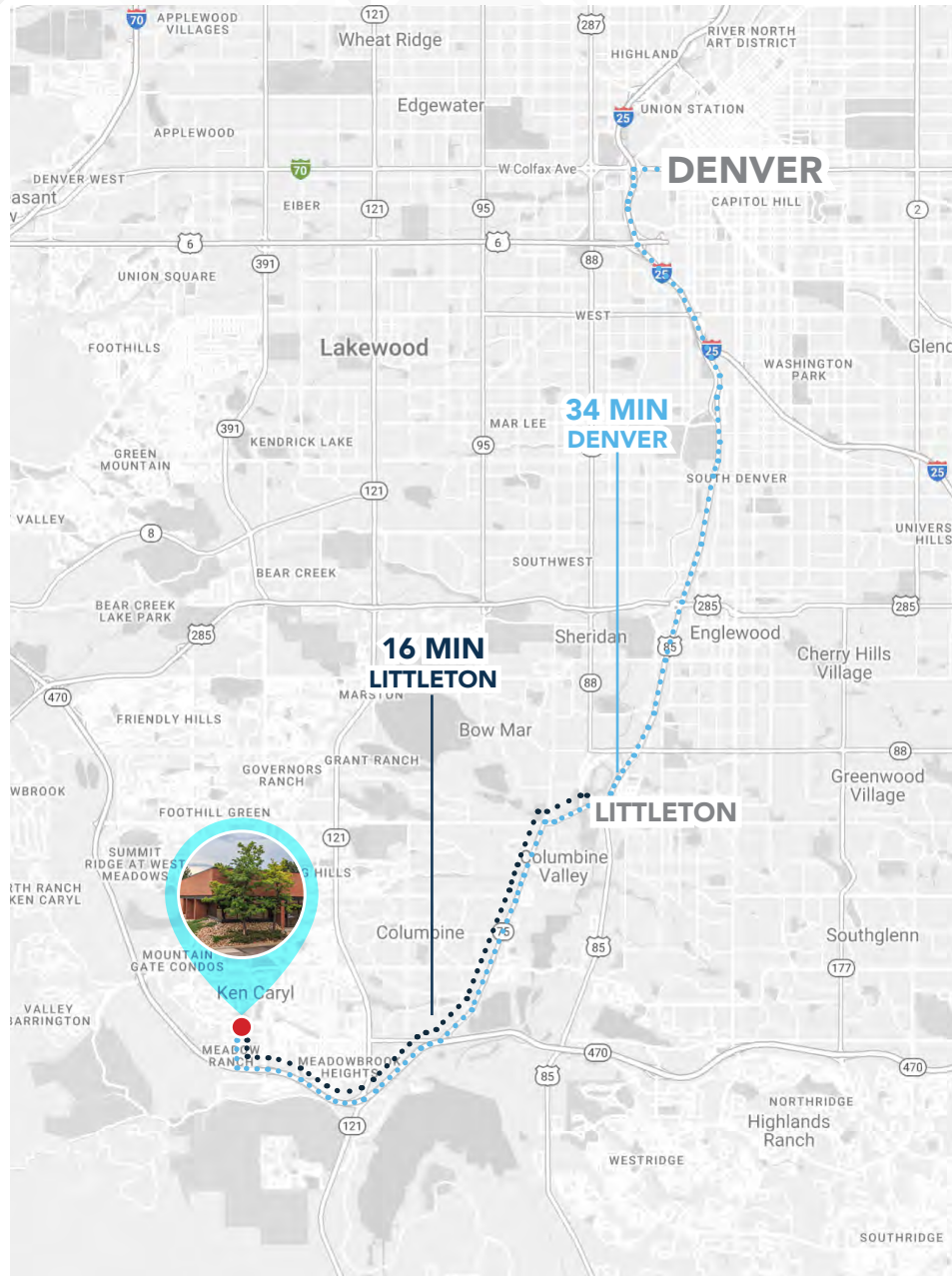
BUSINESS OWNERS choose Littleton to build their businesses because of the location, small-town feeling, strong sense of community and high the quality of life. Littleton enterprises tend to be small businesses and Colorado companies that become an integrated part of the community. They take an active role in learning about neighboring businesses and historic elements. Littleton business owners have experienced long-standing growth in the community and have flourished for decades. Littleton seeks new business opportunities with local Colorado companies that will have a strong economic impact while strengthening the overall quality of life of Littleton residents.

CHATFIELD RESERVOIR AND STATE PARK

Just south of Littleton, this popular park is surrounded by beautiful rolling foothills, an expansive reservoir and abundant wildlife. The park includes camping, a livery, miles of hiking and biking trails, the historic Slocum Cabin, a great recreational lake, a marina, and one of the most popular hot-air balloon launch areas on the Front Range. The camping area boasts 197 sites. All campsites are paved, have picnic tables and grills, are surrounded by grass, and offer great views of the foothills.



LOCATION OVERVIEW



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navpoint
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