

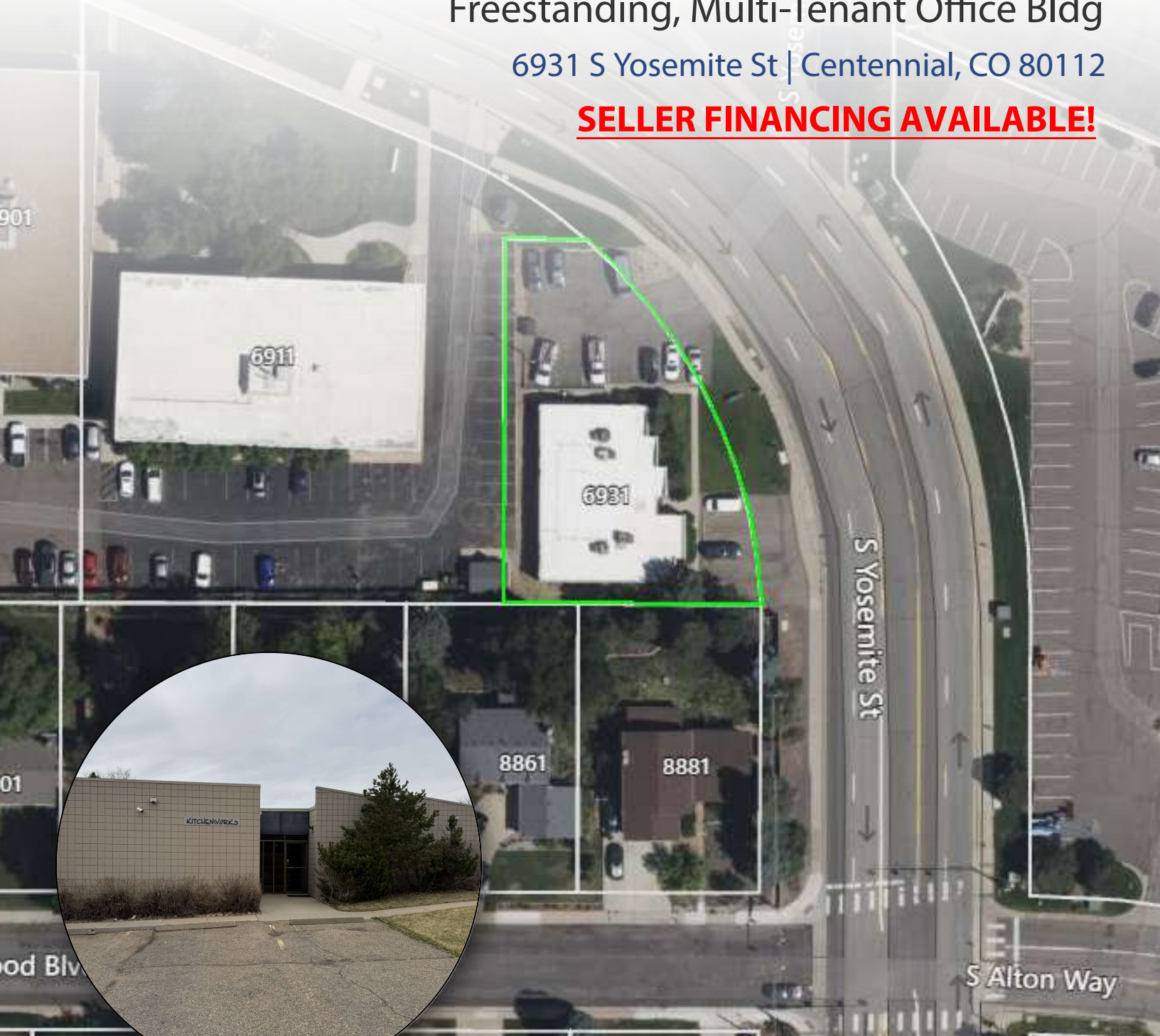


FOR SALE - OWNER/USER OR INVESTMENT

Freestanding, Multi-Tenant Office Bldg

6931 S Yosemite St | Centennial, CO 80112

SELLER FINANCING AVAILABLE!



**PERFECT CANDIDATE FOR SBA FINANCING
WITH INCOME**

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OFFERING SUMMARY

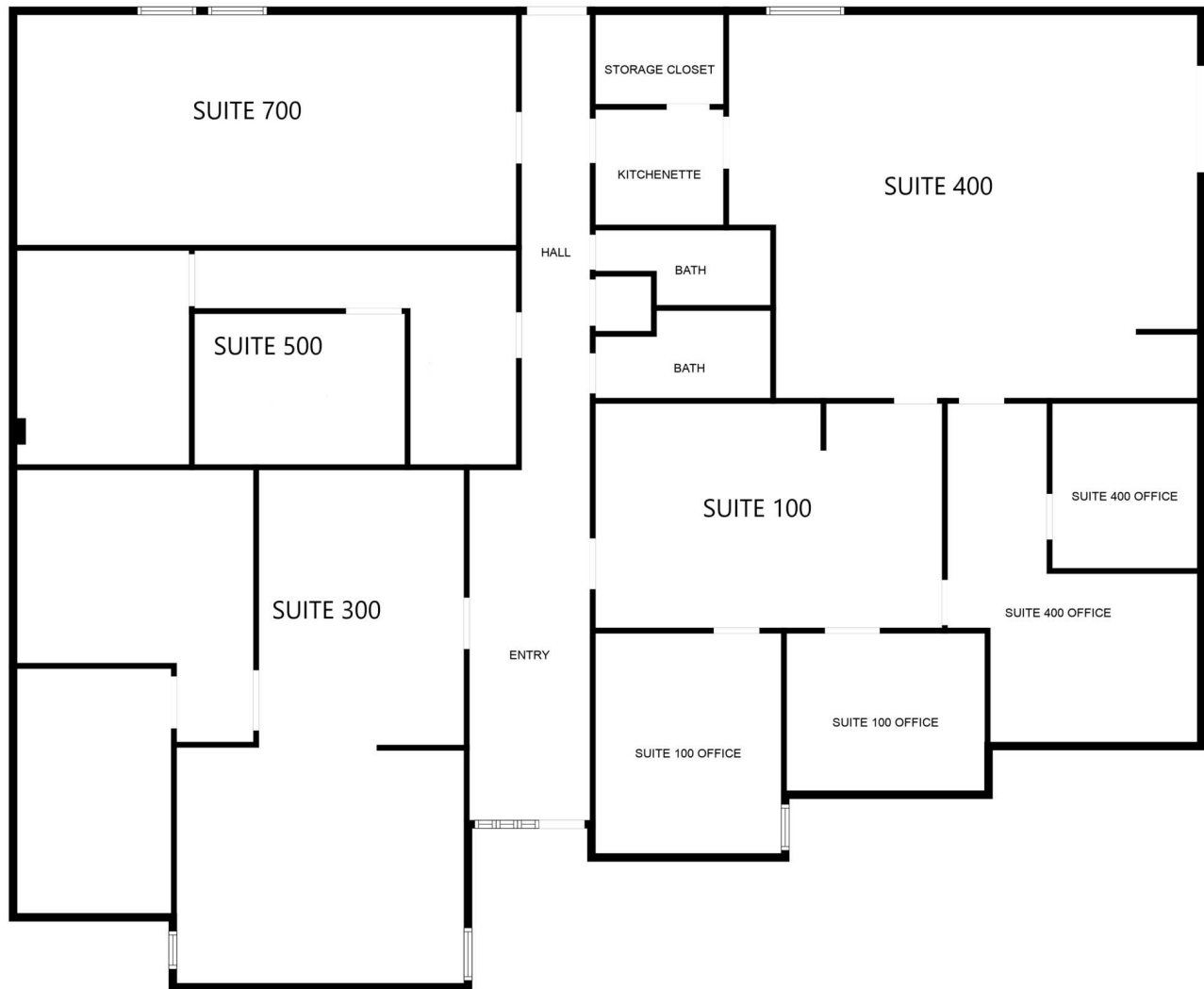
Sale Price:	\$1,100,000
Building Size:	4,239 SF
Lot Size:	.344 AC
Year Built:	1973
Zoning:	UC - Urban Center
City/County:	Centennial/Arapahoe
Taxes:	\$16,883.71

PROPERTY OVERVIEW

This 4,239 SF multi-tenant property on a .344 AC lot is a great owner/user or investment opportunity. Built in 1973, it features five demised units, with one tenant on a long-term lease, another on a month-to-month lease, and 3-4 units available for an owner-user—up to 2,683 SF that would qualify for SBA financing. The property includes shared bathrooms, a kitchenette, and 20 shared parking spaces, along with four rooftop HVAC units (three new), and single utility meters for water, gas, and electric. Highly visible monument signage on Yosemite Street provides excellent exposure, with easy access to Arapahoe Road and the Denver Metro Area via I-25. DO NOT DISTURB TENANTS, CONTACT EARL FOR SHOWINGS

PROPERTY HIGHLIGHTS

- 2,683 SF Available for an Owner-User (63% - Qualifies for SBA Financing)
- 3 New Rooftop HVAC Units
- ~20 Surface Parking Spaces
- Monument Signage on Yosemite
- Unit 100: 850 SF - Vacant - 2 Private Offices , Bullpen
- Unit 300: 877 SF - Leased M2M - Kitchen Showroom
- Unit 400: 1,580 SF - Leased Through 2/28/30 - Firearm Retail
- Unit 500: 478 SF - Vacant - Reception, 2 Private Offices
- Unit 700: 478 SF - Vacant - One Large Open Office



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE 100: 850 SF - VACANT - 2 PRIVATE OFFICES & BULLPEN



SUITE 300: 877 SF - M2M LEASE, KITCHEN SHOWROOM

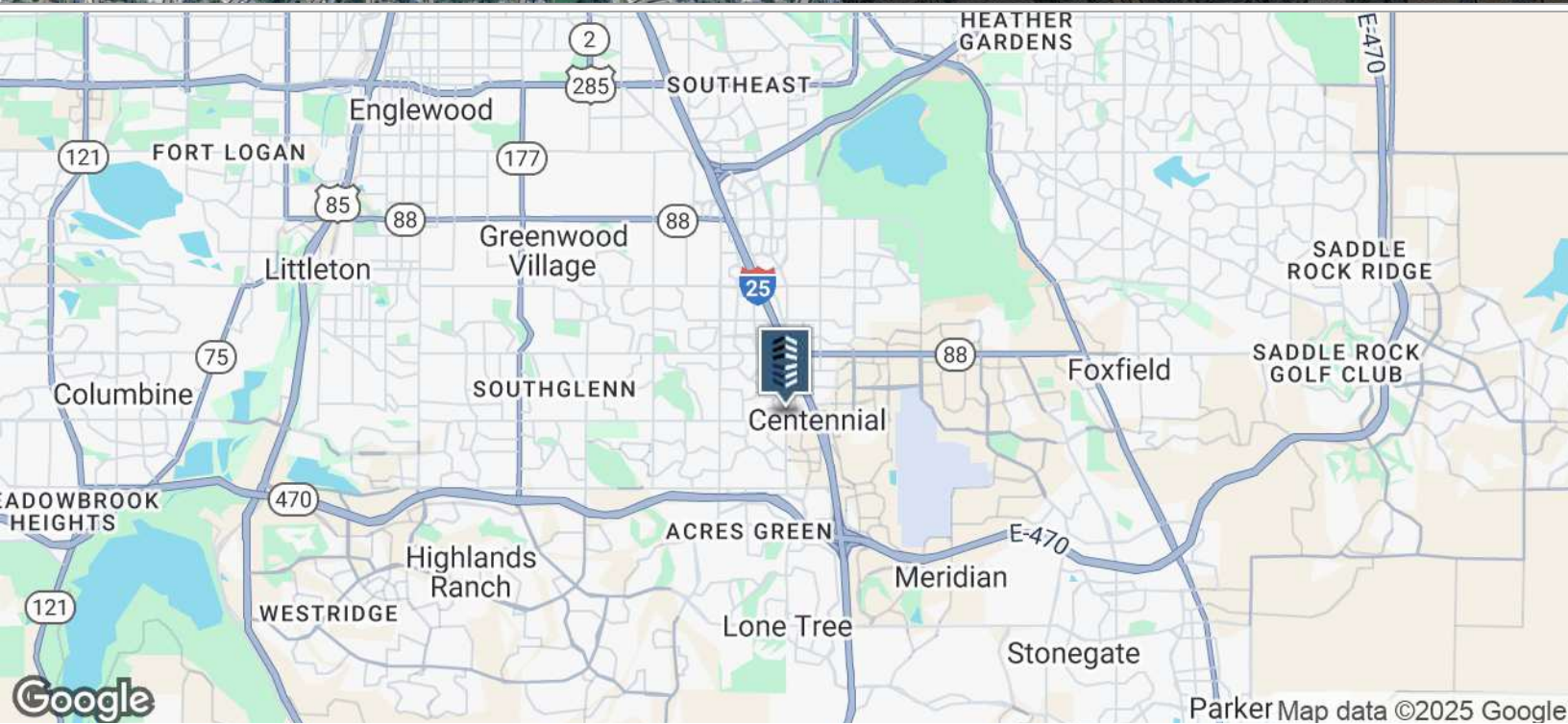


SUITE 500: 478 SF - VACANT - RECEPTION & 2 PRIVATE OFFICES



SUITE 700: 478 SF - VACANT - ONE OPEN OFFICE





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