



FOR SALE

208 SF Office Condo For Sale

1100 W Littleton Blvd #455 | Littleton, CO 80120



CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



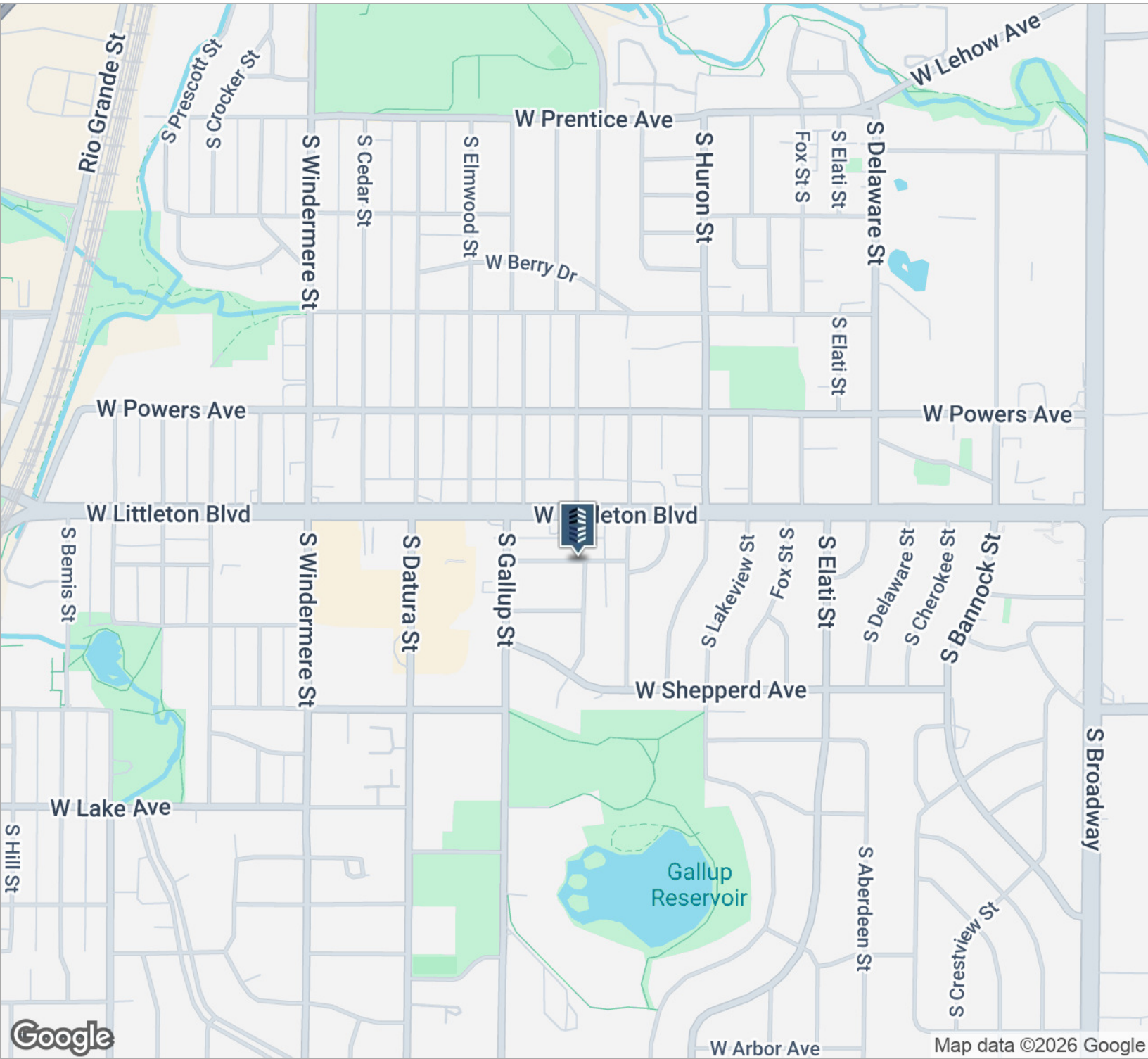
## OFFERING SUMMARY

<b>Available SF:</b>	208 SF
<b>Price:</b>	\$69,000
<b>Parking:</b>	On and off street
<b>ADA Access:</b>	No
<b>Suite:</b>	#455
<b>Building Class:</b>	C
<b>Property Taxes:</b>	\$746 per year
<b>Association Dues:</b>	\$135/month
<b>Zoning:</b>	B-2

## PROPERTY HIGHLIGHTS

- Price reduced from \$87,000 to just \$69,000!
- Minutes from downtown Littleton & Light Rail (Littleton Downtown Station)
- Located on RTD bus route #66
- High traffic counts of 25,129 vehicles per day in 2025 (S. Hickory Way E. & W. Littleton Blvd)
- Fourth floor office in a fantastic location in Littleton, minutes from Downtown Littleton and Light Rail. HOA FEE (\$135/month) includes, electricity, heat, A/C, trash, snow removal, water, professional cleaning of common space, and sewer. A perfect office space to occupy or for rental. Nice Mountain Views!





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