



FOR SALE

9,024 SF Office/Retail/Flex Building
7000 South Broadway | Centennial, CO 80112



Potential Cell Tower Income Available*

CONTACT:

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7000 SOUTH BROADWAY

OFFERING SUMMARY

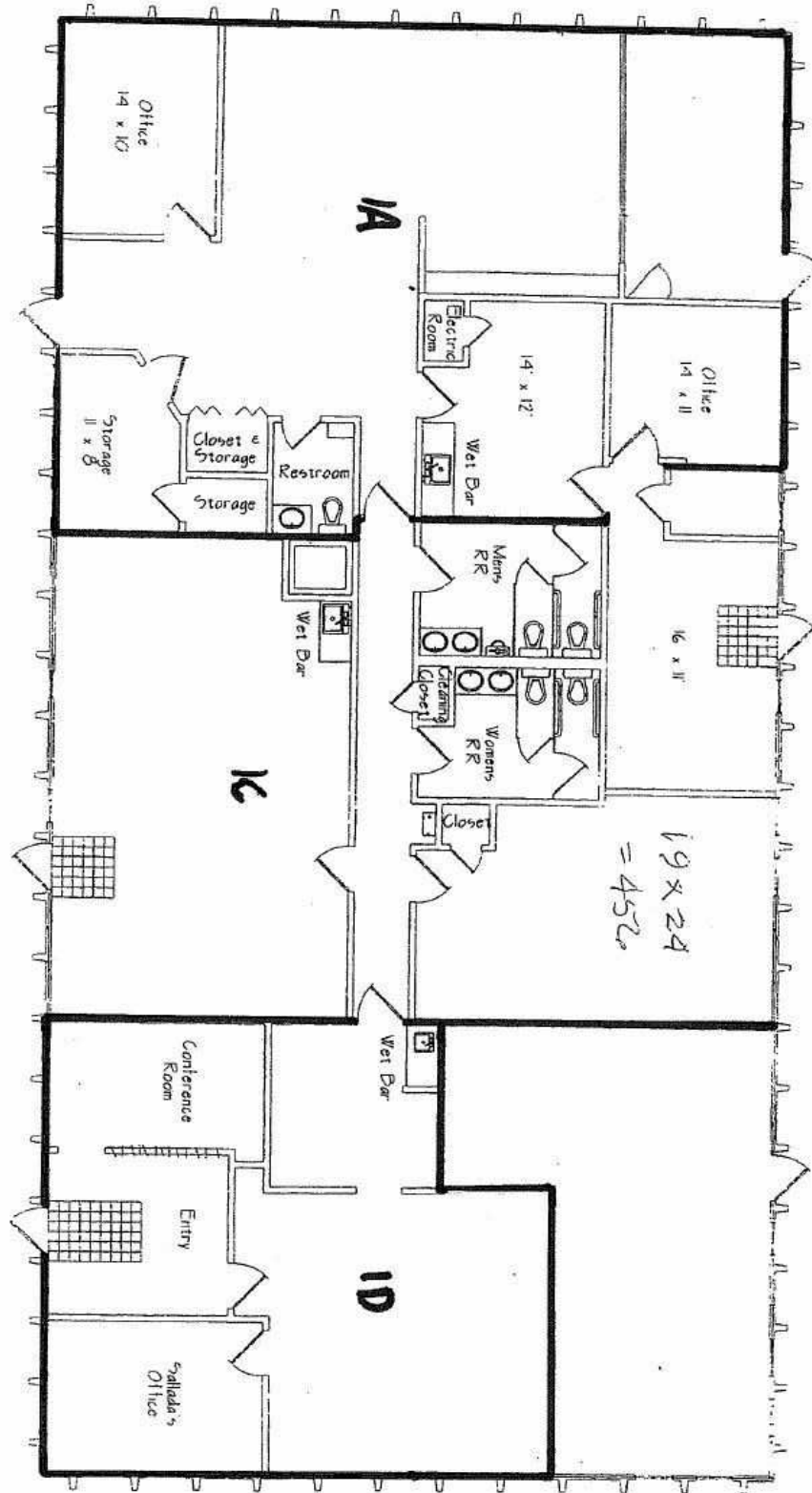
Sale Price:	\$1,300,000*
Lot Size:	30,928 SF
Building Size:	9,024 SF
Building Class:	C
Year Built:	1981
Zoning:	BP35

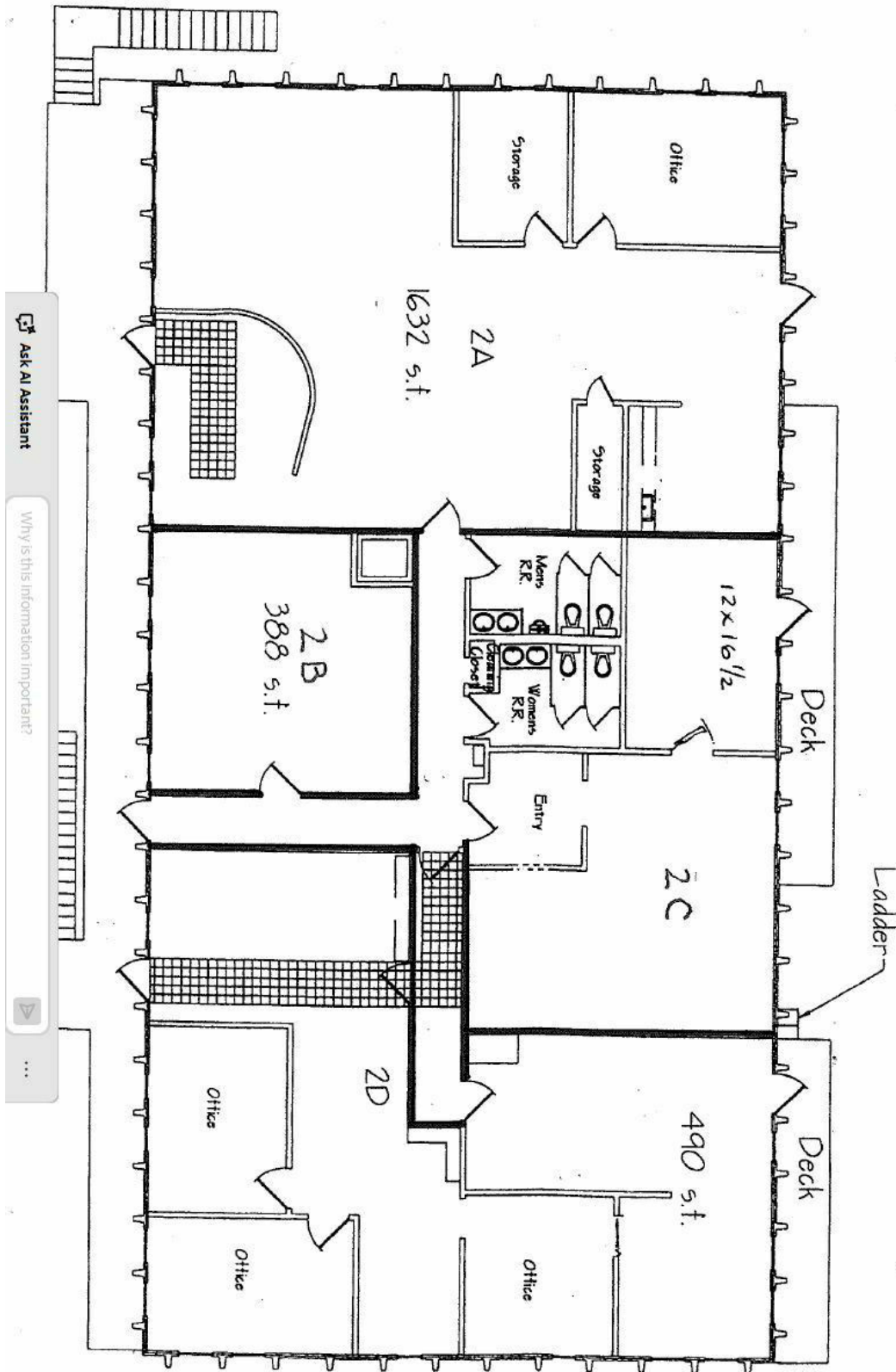
PROPERTY HIGHLIGHTS

- Combined Purchase Price is \$1,785,000 (\$1,300,000 for the real estate and \$485,000 for the cell tower income)
- The real estate can be purchased without the cell tower lease/income
- Suite 1A (1,839 SF) leased short term
- Suite 1C (338 SF) - leased month to month
- 6,847 SF that is seller occupied and available for an owner/user
- Zoned BP35 in Centennial (allows live/work*, medical, assembly/churches, private clubs, retail, office, veterinarians, light industry, self-storage and more!)
- Double T and Triple T construction which allows completely open floor plans with no structural walls
- Inquire regarding income and term details.
- Property Taxes of \$37,083 per year

9,024 SF OFFICE/RETAIL/FLEX BUILDING WITH POTENTIAL CELL TOWER INCOME



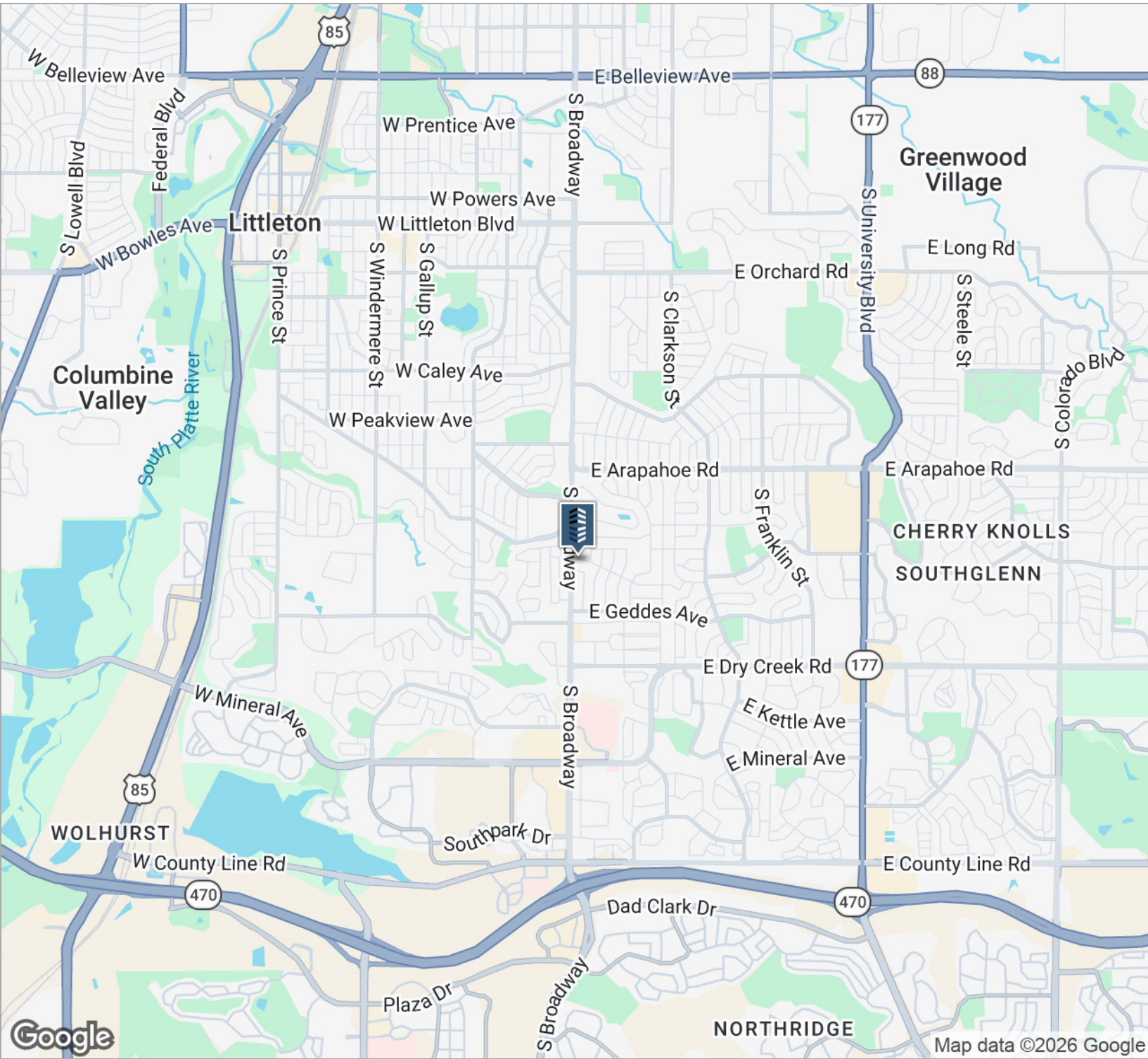




Ask AI Assistant

Why is this information important?

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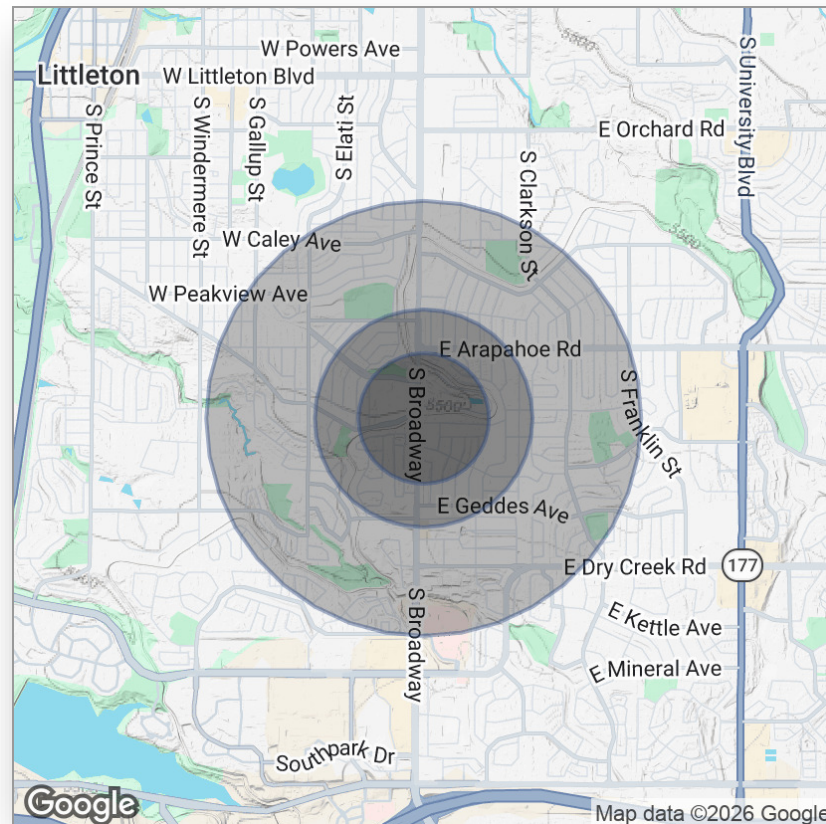
9,024 SF OFFICE/RETAIL/FLEX BUILDING WITH POTENTIAL CELL TOWER INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	474	1,596	5,442
Total persons per hh	2.4	2.4	2.5
Average hh income	\$121,548	\$124,056	\$138,157
Average house value	\$673,673	\$685,708	\$724,161

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,131	3,897	13,657
Median age	43	43	43
Median age (male)	41	41	41
Median age (female)	45	45	44

About Centennial

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* Demographic data derived from 2020 ACS - US Census