



# OFFICE CONDO FOR SALE

## Wadsworth Professional Bldg.

4045 Wadsworth Blvd #103 | Wheat Ridge, CO 80033



### CONTACT:

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## 4045 WADSWORTH BLVD #103

### OFFERING SUMMARY

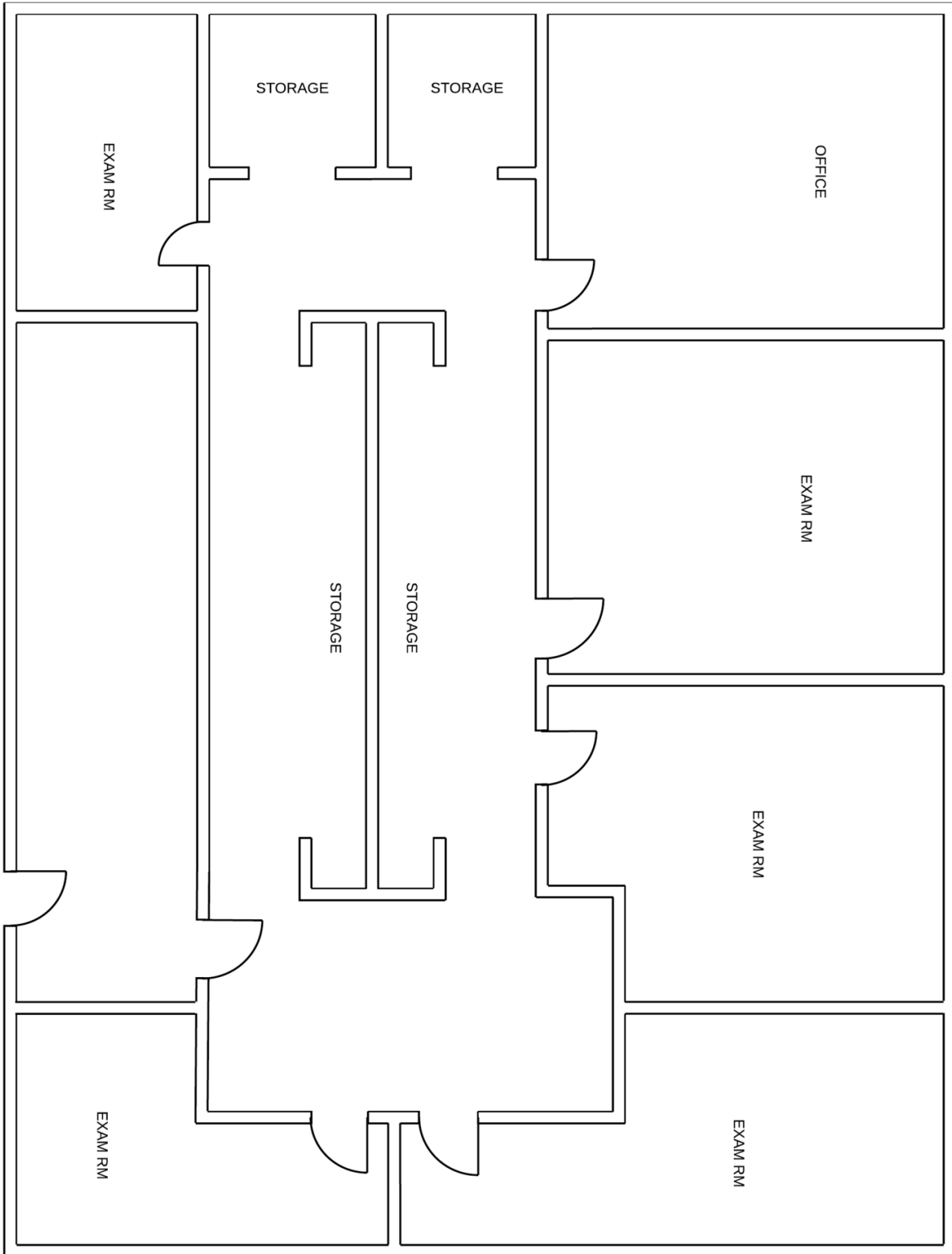
<b>Sale Price:</b>	\$60,000
<b>Building Size:</b>	1,120 SF
<b>Association Dues:</b>	\$820 per month
<b>Property Taxes:</b>	\$2,365 per year
<b>County:</b>	Jefferson
<b>Building Class:</b>	C
<b>Year Built:</b>	1961
<b>Renovated:</b>	2001
<b>ADA:</b>	Yes

### PROPERTY HIGHLIGHTS

- Price just reduced from \$100,000 to just \$60,000 for a quick sale!
- Minutes from Exempla Lutheran Medical Center
- Great for general office or medical (former dental practice with plumbing throughout).
- Great Identity with Abundant 5:1,000 SF Parking Ratio
- Investor or Owner User Opportunity
- Remodeled Building in 2001, Direct Access from I-70 & Wadsworth
- 1,120 SF available for sale
- Layout includes a reception area with a large open bullpen area and two private office areas



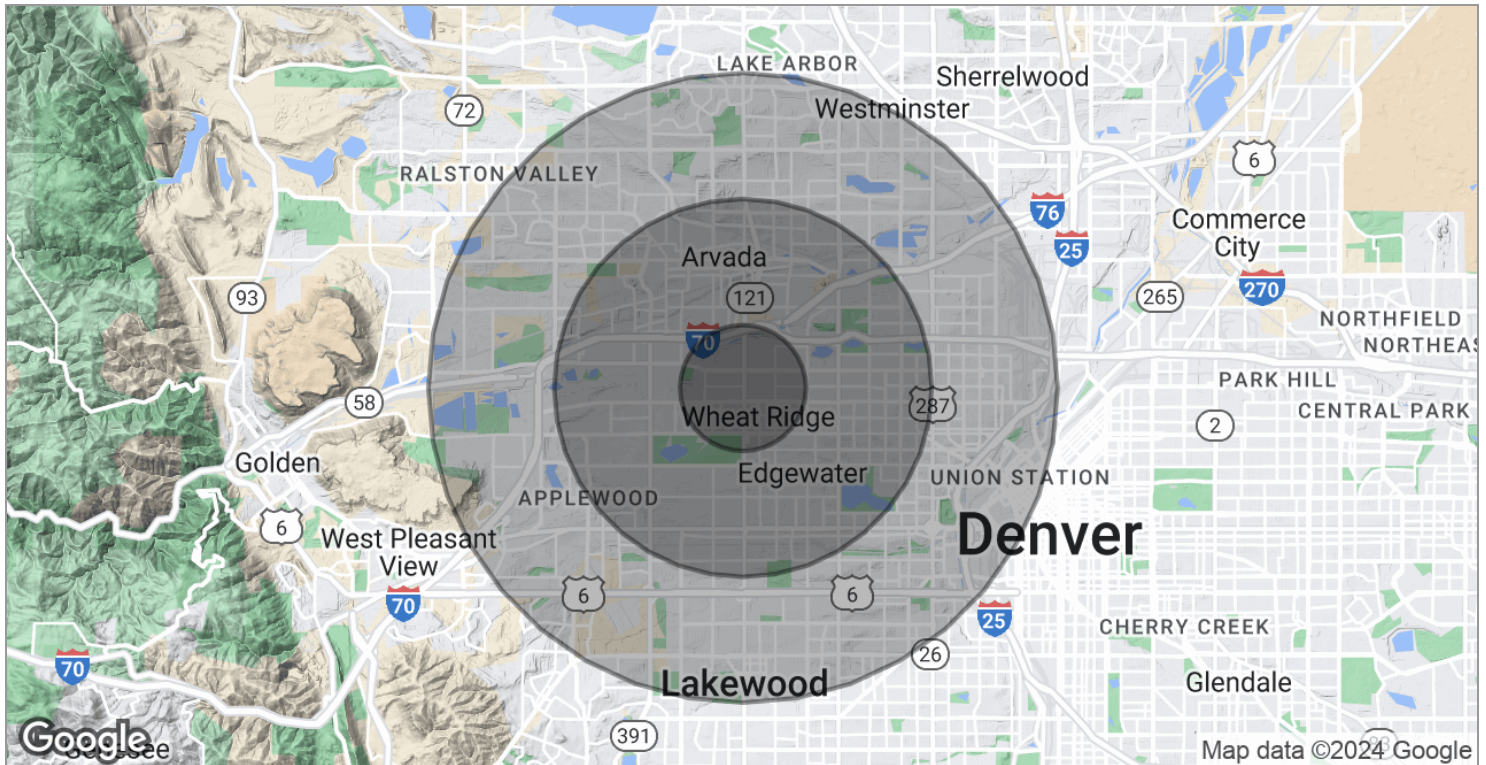




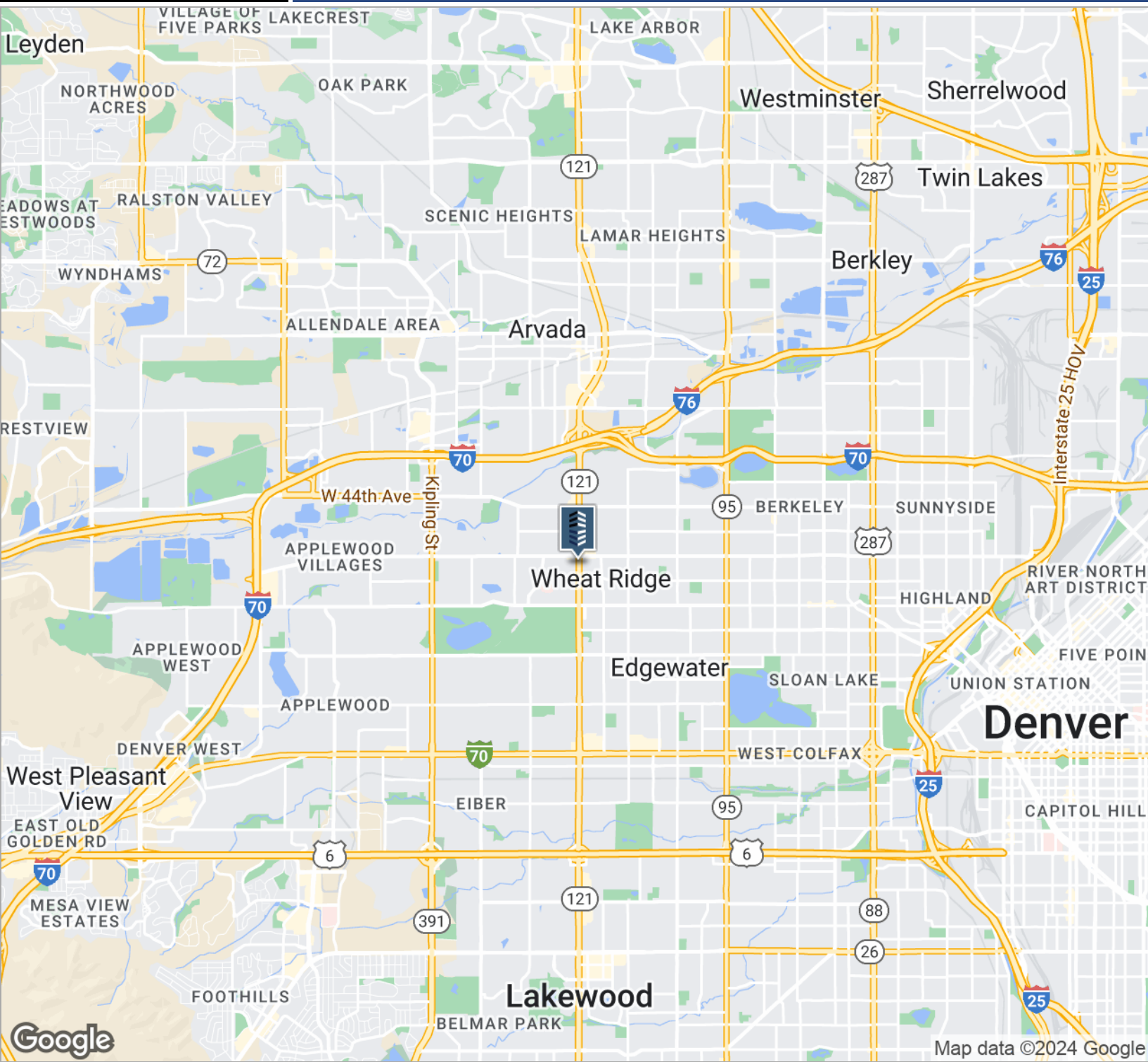


	1 MILE	3 MILES	5 MILES
Total households	6,002	58,359	151,092
Total persons per hh	2.1	2.2	2.3
Average hh income	\$76,198	\$88,325	\$91,547
Average house value	\$420,135	\$422,235	\$412,406

	1 MILE	3 MILES	5 MILES
Total population	12,790	127,157	346,617
Median age	44.3	38.6	37.8
Median age (male)	43.2	37.8	37.0
Median age (female)	45.3	39.5	39.0



\* Demographic data derived from 2020 ACS - US Census



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