

**FOR SALE**  
**OWNER/USER MEDICAL OFFICE BLDG.**  
**2345 S. Federal Blvd. • Denver, CO 80219**  
**\$1,560,000**  
Up to 6,500 SF for Owner/User



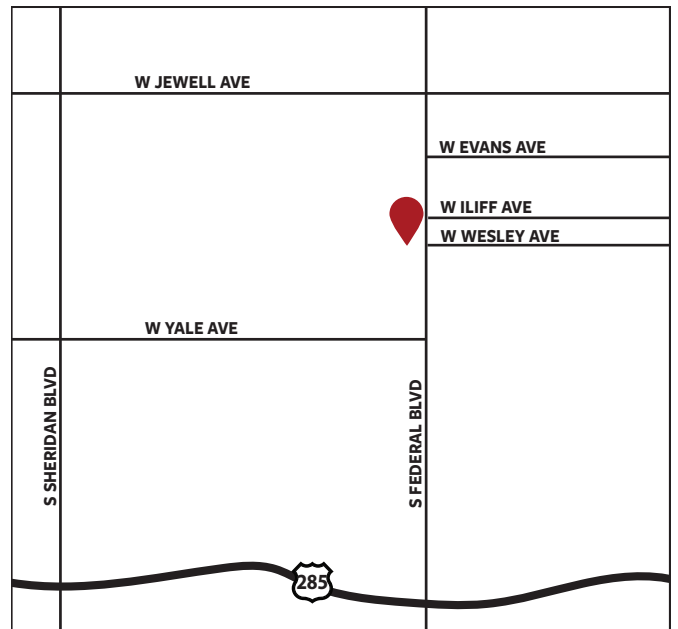
County..... Denver  
Property Type..... Office  
Total Building Size ..... 13,002 SF  
Lot Size ..... 39,836 SF  
Zoning..... B-3

**One-Story Suburban  
Multi-Tenant Office Building**

Offers a great investment opportunity in a suburban location. It's perfect for those looking to locate their office or own a building providing income.

**Property Highlights**

- Single-story for easy access
- Multiple office spaces suitable for various businesses
- Practical interior with neutral decor and durable floors
- Good natural lighting in offices
- Convenient suburban setting
- Easy access to major roads and public transportation
- Close to dining options and services
- Dental office available within building

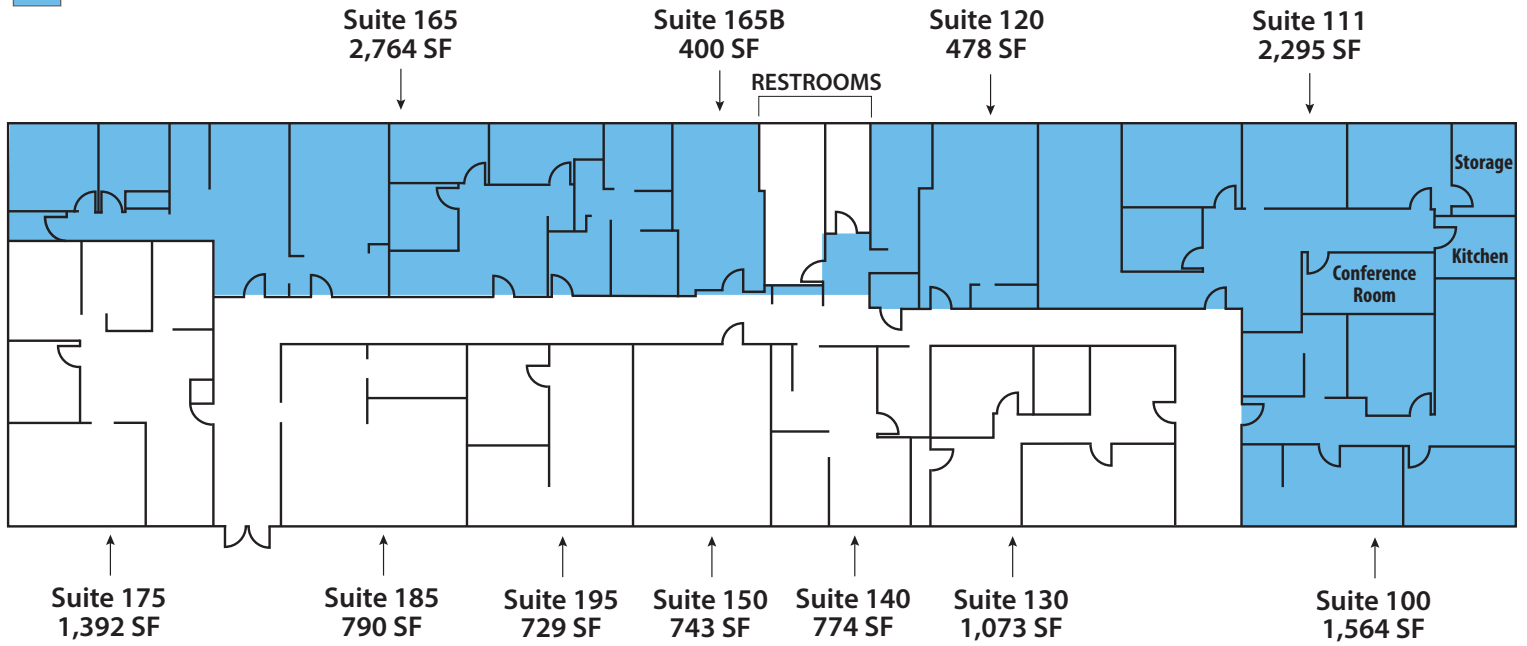


**CONTACT**

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# FLOOR PLAN

 SPACE AVAILABLE



**TOTAL SQUARE FOOTAGE = 13,002**



Gross Income (current)	\$71,811
Expenses (2023)	\$66,197
Net	\$5,663

Loan	
Purchase	\$1,560,000
Down	\$156,000
Balance	\$1,404,000
Payment 20yr @ 8.5%	\$145,788

Total Cost to Own	\$145,788
Equivalent Lease Rate (6,300 SF)	\$22.42

**C O N T A C T**

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