## LITTLETON OFFICE

3,320 SF OFFICE FOR SALE OR LEASE



WEST LITTLETON BOULEVARD | LITTLETON, CO 80120



# CHARMING FREESTANDING CONVERTED OFFICE BUILDING

LOCATED WITHIN WALKING DISTANCE TO DOWNTOWN LITTLETON

Sale Price: \$1,250,000 Lease Rate: \$22/SF FS

#### **Property Highlights:**

Property Type: Class C Office 3,320 SF Building Size: 12,632 SF Lot Size: Stories: YOC: 1926 Construction Type: Wood Frame Parking: 7 Surface Spaces Zoning: CMU (Corridor Mixed-Use) Property Taxes: \$18,726.68 (2024)

#### **Property Features:**

- Charming freestanding converted office building
- Well maintained
- Located within walking distance to Downtown Littleton

• Excellent visibility off Littleton Blvd









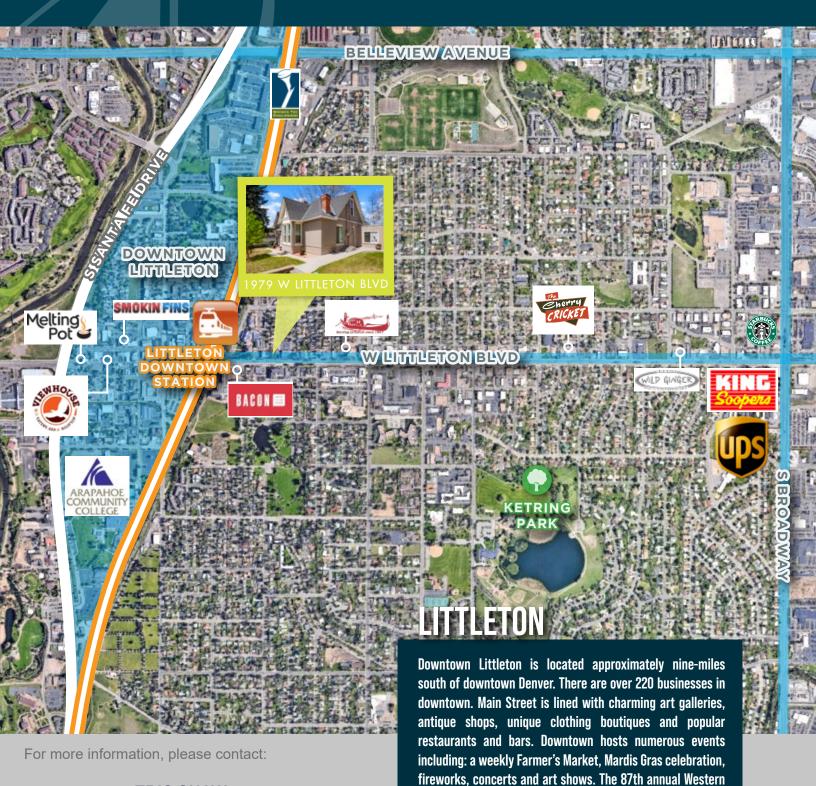




### **FOR SALE OR LEASE**

1979 W Littleton Boulevard

Littleton, Colorado 80120



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**Pinnacle Real Estate Advisors, LLC** 

Welcome Week celebration is a community favorite hosting 40

events benefiting local civic and charitable organizations.

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