

Sale Price **\$595,000** (\$376/SF)



469 S. Cherry Street, Unit 101
Glendale, CO 80246

1,584 SF Medical
Office Condo

Karen Clarke
Senior Vice President, Brokerage
CO Lic N°IA100026927
720.891.6000 | Karen.Clarke@transwestern.com


TRANSWESTERN
REAL ESTATE
SERVICES

SALE PRICE: \$595,000 (\$376/SF)



Unit Features: The building and condo are ADA compliant and boasts 24/7 access. The space includes a Reception Area, 6 Private Offices, 2 Nurse/Sink Stations, 2 Storage Rooms, and Kitchenette.



Great Accessibility: The property is conveniently located just 2 blocks from Colorado Blvd and Highway 83, 5 minutes away from I-25, and is in close proximity to public transportaton, making it easy for employees and/or patients to get to and from the property.



Centrally Located: The property is located less than a mile from Cherry Creek and all of the amenities that it has to offer and is across the street from the 4 Mile District, which broke ground in 2024 with expected completion in 2026.



1,584 SF
Unit Size



1979
Year Built



\$12,790.08/YR
Property Taxes



\$1,077.54/MO
(Includes all utilities & CAM)
HOA Fees



**2 Assigned,
Covered Spaces**
Parking

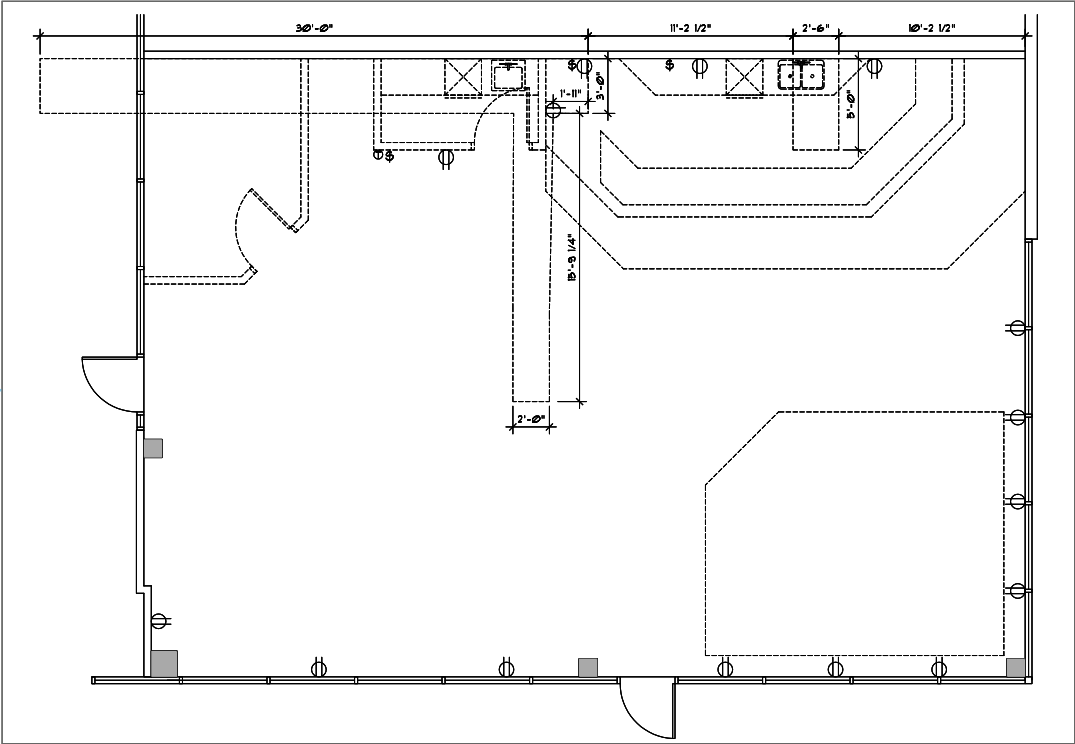


15,048 SF
Building Size

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Floor Plan

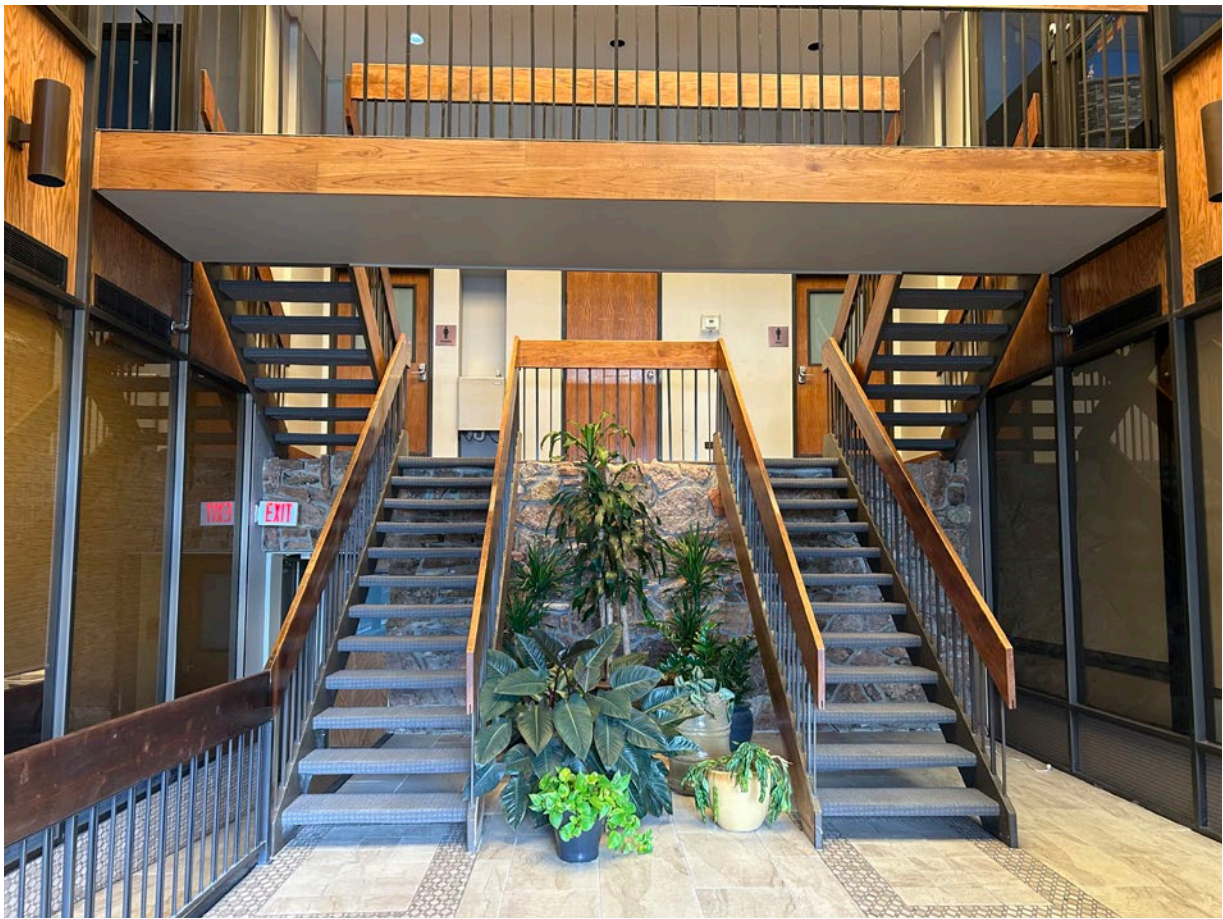
Unit 101
1,584 SF



Exterior



Additional Photos



FOUR MILE DISTRICT

This 10 AC entertainment district, located in the heart of downtown Glendale, will soon be home to a vast array of premier entertainment options, such as movie theaters, live concert venues, exclusive shops, fine dining, casual dining, sports bars, and much more. This \$150 million project broke ground in Spring 2024, with a much anticipated grand opening in 2026.



In addition to its close proximity to several shopping plazas, 469 S Cherry St. is also close to several medical supply stores.

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