



FOR SALE

208 SF Office Condo For Sale

1100 W Littleton Blvd #455 | Littleton, CO 80120



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

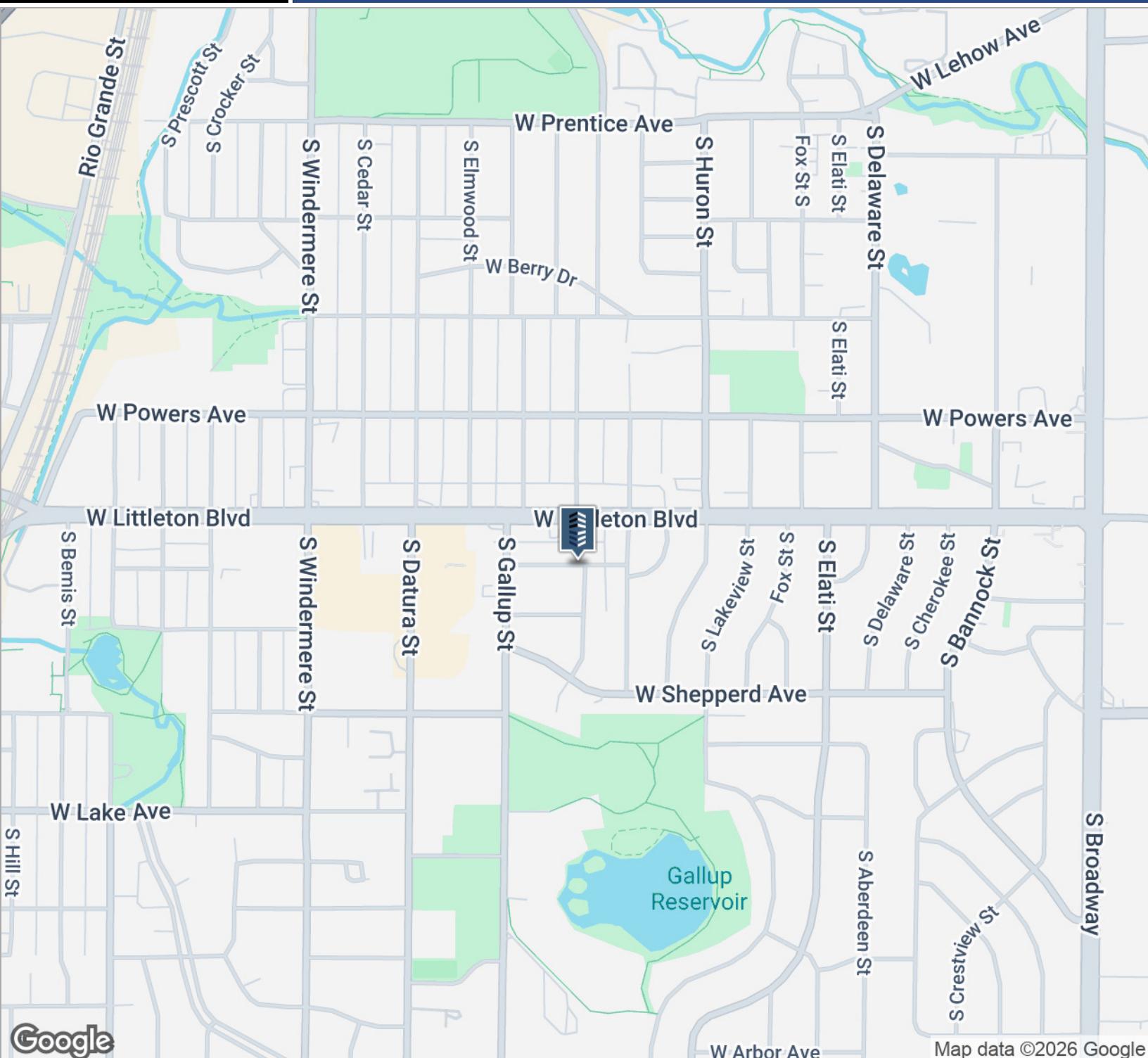
Available SF:	208 SF
Price:	\$87,000
ADA Access:	No
Suite:	#455
Building Class:	C
Property Taxes:	\$746 per year
Association Dues:	\$135/month
Zoning:	B-2
Parking:	On & off street

PROPERTY HIGHLIGHTS

- Minutes from downtown Littleton & Light Rail (Littleton Downtown Station)
- Located on RTD bus route #66
- High traffic counts of 25,129 vehicles per day in 2025 (S. Hickory Way E. & W. Littleton Blvd)
- Fourth floor office in a fantastic location in Littleton, minutes from Downtown Littleton and Light Rail. HOA FEE (\$135/month) includes, electricity, heat, A/C, trash, snow removal, water, professional cleaning of common space, and sewer. A perfect office space to occupy or for rental. Nice Mountain Views!

208 SF OFFICE CONDO FOR SALE





CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

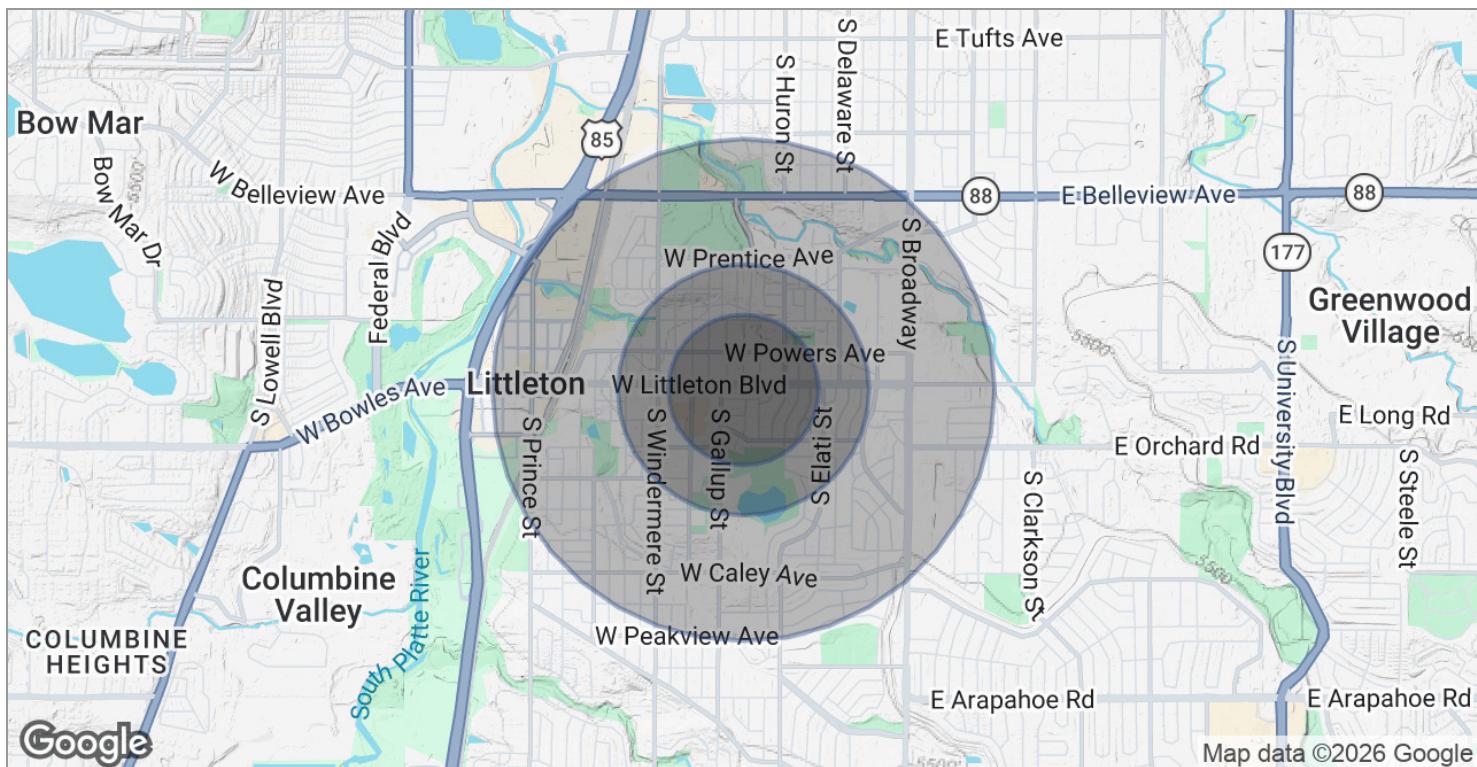
303.512.1196

bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

	0.3 MILES	0.5 MILES	1 MILE
Total households	779	2,015	7,648
Total persons per hh	2.2	2.3	2.2
Average hh income	\$80,817	\$86,970	\$92,175
Average house value	\$625,645	\$640,196	\$672,032

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,675	4,615	16,580
Median age	43	41	40
Median age (male)	41	40	39
Median age (female)	44	43	41



* Demographic data derived from 2020 ACS - US Census