



FOR SALE

208 SF Office Condo For Sale

1100 W Littleton Blvd #455 | Littleton, CO 80120



CONTACT:

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UNIQUE PROPERTIES

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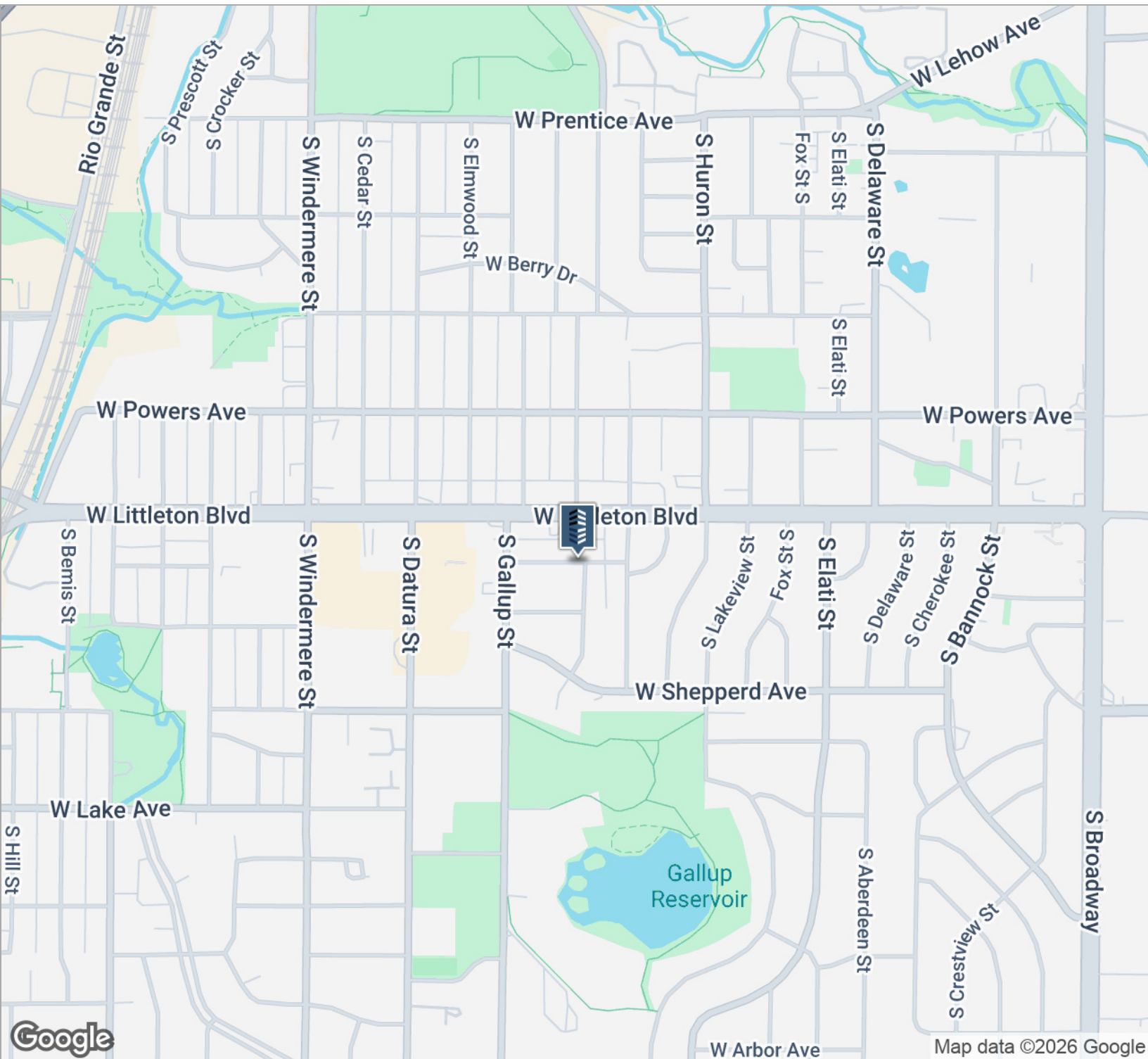
OFFERING SUMMARY

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!





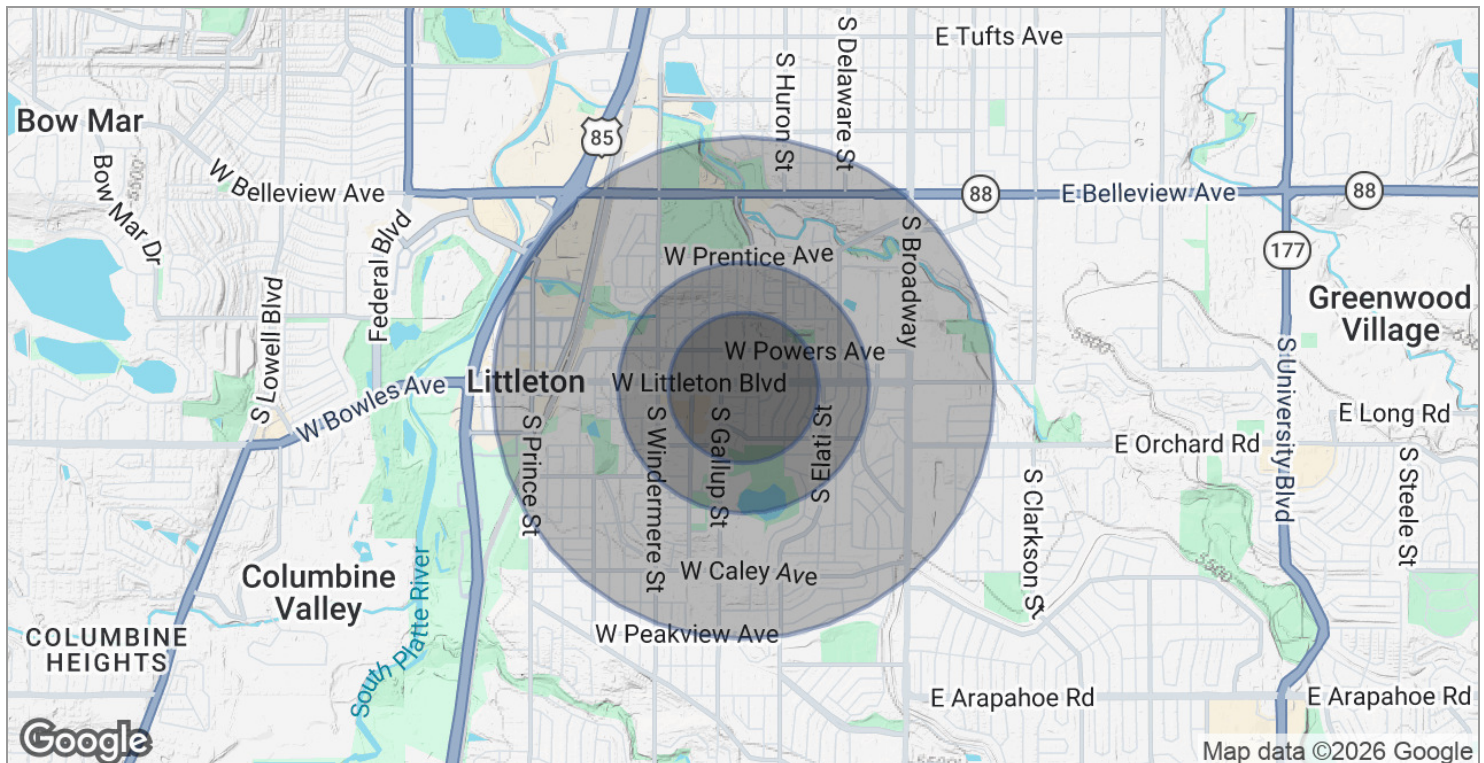
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	0.3 MILES	0.5 MILES	1 MILE
Total households	779	2,015	7,648
Total persons per hh	2.2	2.3	2.2
Average hh income	\$80,817	\$86,970	\$92,175
Average house value	\$625,645	\$640,196	\$672,032

	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