

FOR SALE**3030 81st Ave, Westminster, CO 80031****BUILDING DETAILS**

PRICE	\$750,000
STATUS	REO
SQUARE FOOTAGE	4,640
LAYOUT	Private Offices
YEAR BUILT	1980
PARKING	~40 Spaces
STORIES	2

**ADDITIONAL FEATURES**

- ▶ Stunning downtown views
- ▶ Easy access to Denver
- ▶ Substantial On-Site Parking
- ▶ Ability to demise to 4 units
- ▶ REO Property

DESCRIPTION

REO opportunity in Westminster. 3030 81st Ave is a well-located office property now listed \$100,000 below its previous sale price, creating a compelling entry point for investors or owner-users. The property offers a practical two-story layout, ample parking, and convenient access throughout the northwest Denver metro. With attractive pricing and value-add potential, this is a strong opportunity to acquire an office asset in an established commercial location.

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