



FOR SALE/LEASE

1,298 SF Office Condo For Sale/Lease

11154 Huron St Ste #209 | Northglenn, CO 80234



CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$235,000
ADA:	Yes
Lease Rate:	\$1,623 per month MG
Association Dues:	\$450/mth
#209 Size:	1,298 SF
Building Class:	C
Year Built:	2001

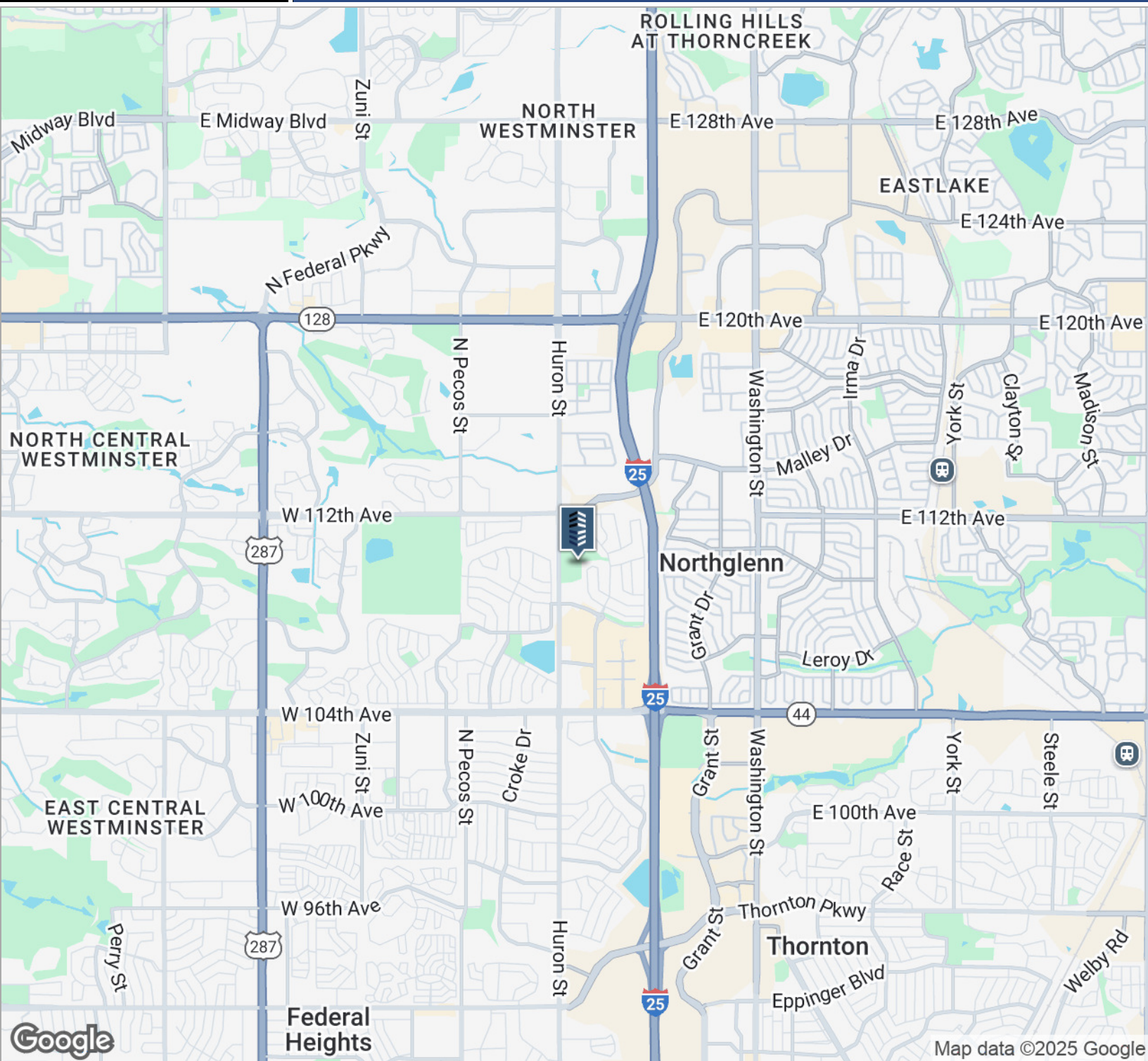
PROPERTY HIGHLIGHTS

- Unit #209 - 1,298 SF office condo for sale
- Sale price reduced from \$246,000 to just \$235,000
- Available for lease at just \$1,623 per month plus utilities
- Part of the Office Plaza North condominium project and adjacent to Windburn Park.
- One full side of north facing windows
- Single level second floor office condo built in 2001
- Elevator served building with ADA access.
- Layout includes four private offices, bullpen, small conference room, storage room and a private restroom.
- Currently real property tax exempt (owned by a non-profit)

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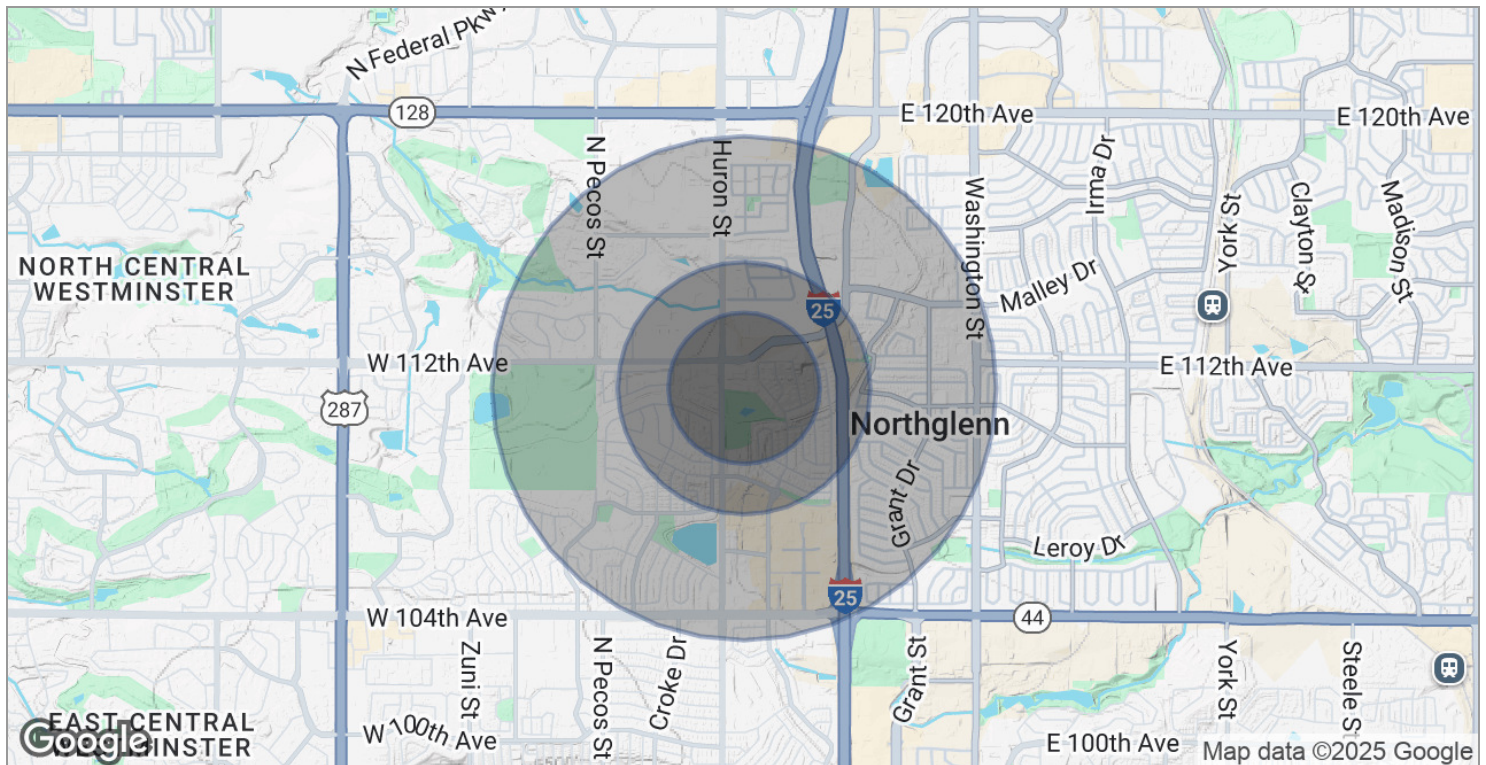
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1,298 SF OFFICE CONDO FOR SALE/LEASE

	0.3 MILES	0.5 MILES	1 MILE
Total households	298	1,470	6,606
Total persons per hh	2.7	2.6	2.5
Average hh income	\$95,581	\$93,152	\$94,241
Average house value	\$445,271	\$474,111	\$531,518

	0.3 MILES	0.5 MILES	1 MILE
Total population	803	3,762	16,639
Median age	37	36	38
Median age (male)	37	36	37
Median age (female)	38	37	39



* Demographic data derived from 2020 ACS - US Census