



Freestanding Owner-User Office with Cash Flow!

LIST PRICE: \$1,175,000

PROPERTY OVERVIEW

Building SF:	5,048 SF
Lot Size:	15,967 SF
Number of Units:	3

PROPERTY FEATURES

- **2,524 SF Vacant Main Floor** - Reception Desk, Open Work Area, 2 Large Private Offices, Kitchen, 2 Private Restrooms, Ground Floor Unit
- **1,262 SF 2nd Floor Space** - Chiropractor with Lease in Place until August 2028
- **1,262 SF 2nd Floor Space** - Recently Available! 4 Offices, a reception area, a kitchenette and an ADA bathroom. ADA accessibility to the 2nd floor through a ramp.

PROPERTY/AREA DETAILS

Located between Wadsworth & Kipling on W. 38th Ave., and just west of the Lutheran Medical Center, this small multi-tenant building currently offers one suite available for lease. This property offers a great location near the Lutheran Medical Center, abundant off-street parking (26 spaces) and signage along W. 38th Avenue is available. Brand new roof on the building.

For more information, please contact:

PAUL NORA

Advisor

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JAMIE MITCHELL

Principal

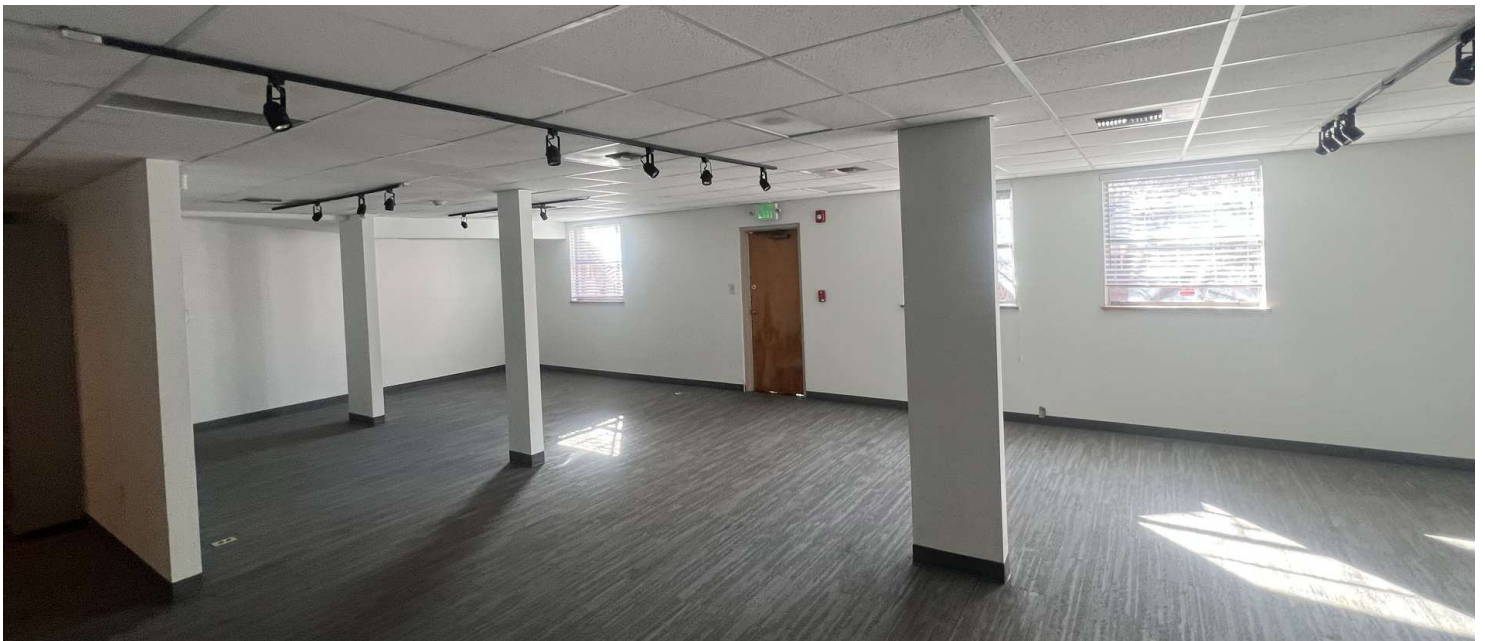
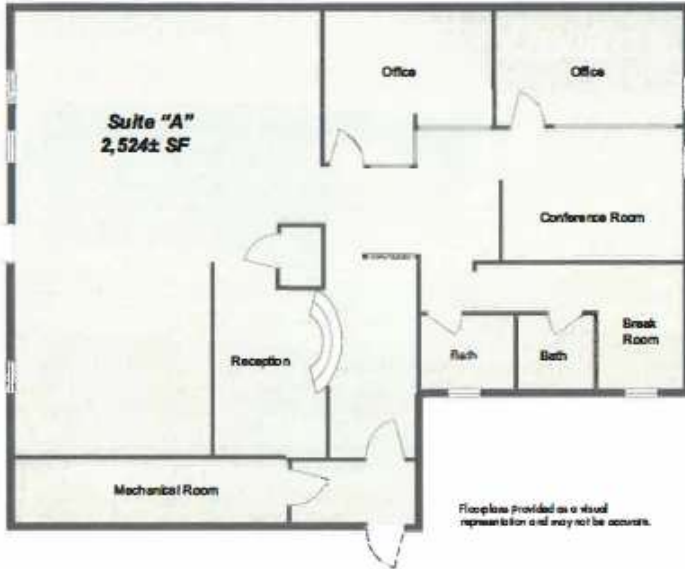
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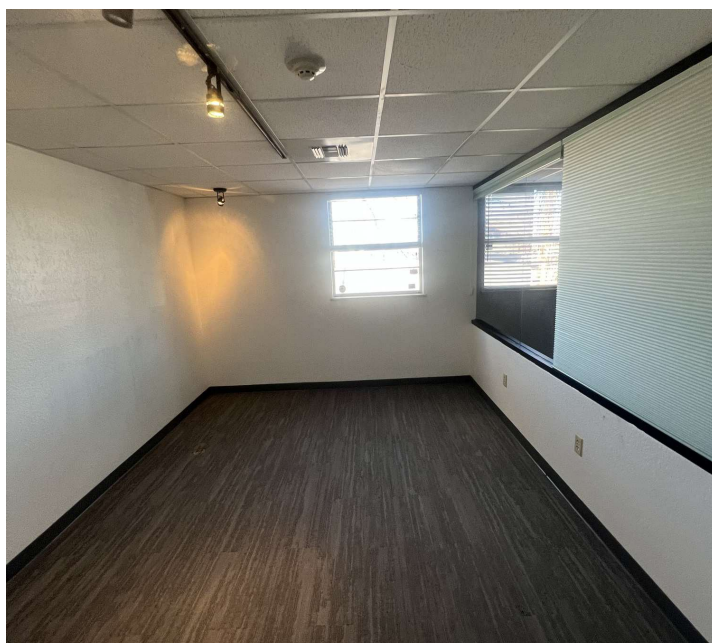
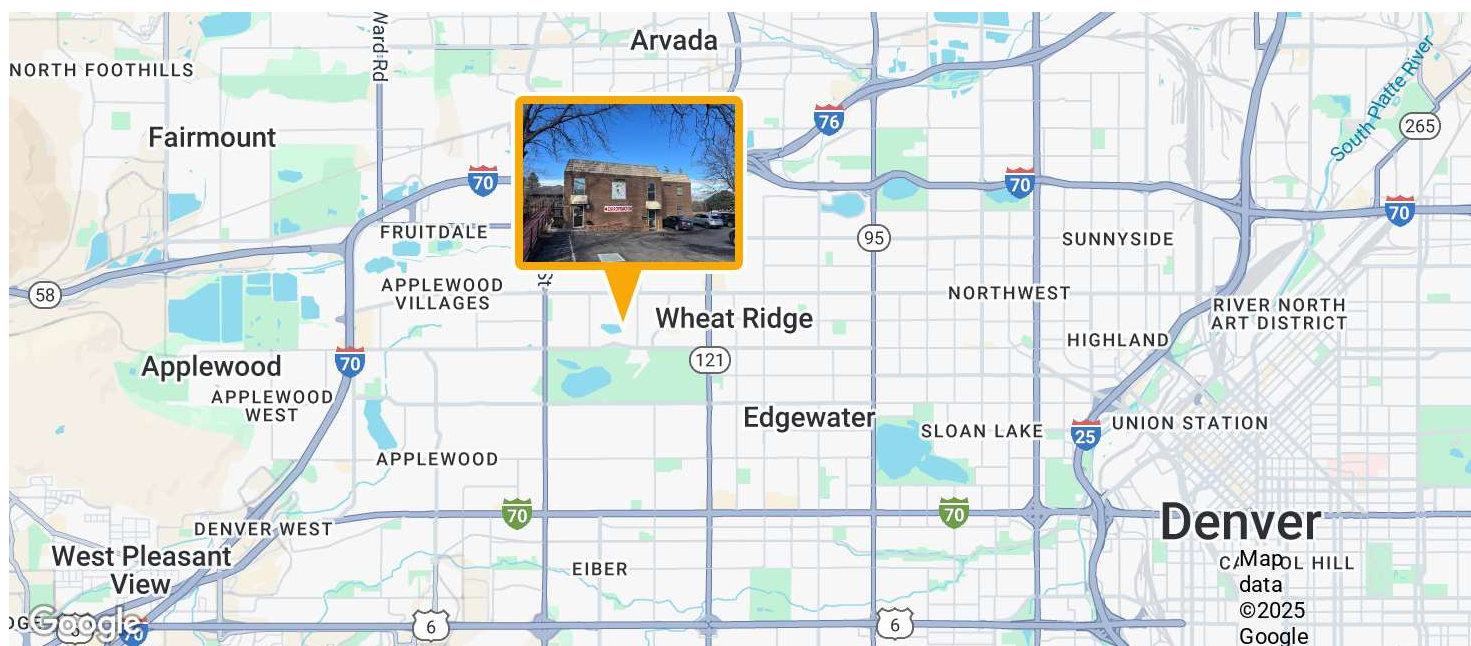
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