

### **FOR SALE**

8850 WEST 38TH AVENUE WHEAT RIDGE, CO 80033



# 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

303.962.9571

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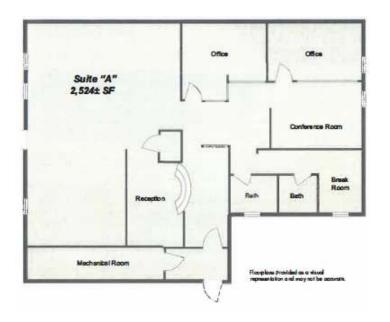
#### **Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203 303.962.9555 | www.pinnaclerea.com



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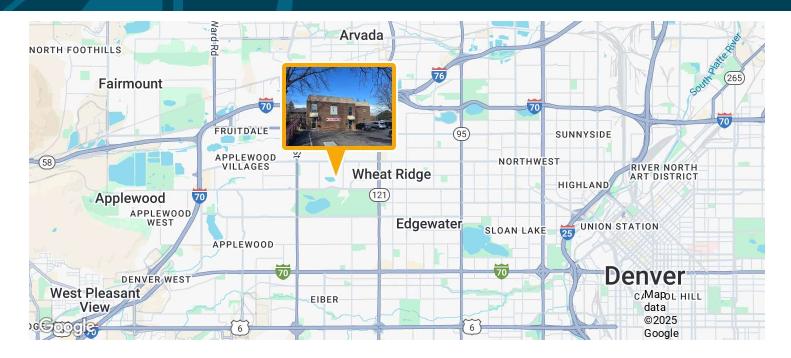
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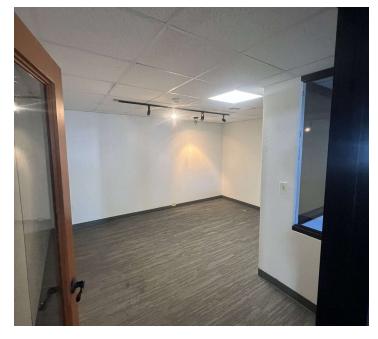


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