



Multi-Tenant Office Condominium Building

LIST PRICE: \$275,000

PROPERTY OVERVIEW

| | |
|----------------|-------------------------------|
| Building Size: | 33,245 SF |
| Available SF: | 956 SF |
| HOA: | \$830.75/Month |
| Year Built: | 1981 |
| Parking Ratio: | 3.61/1,000 SF; Surface Spaces |

PROPERTY FEATURES

- Recent capital improvements include new roof, new boiler, landscaping, and a resurfaced parking lot.
- Complete renovation of common areas.
- Hardwood floors, high ceilings, freshly painted.
- Monument signage on S. Quebec St (27,000 cars per day).
- Corner unit with western views.
- Elevator

For more information, please contact:

ERIC SHAW

Vice President

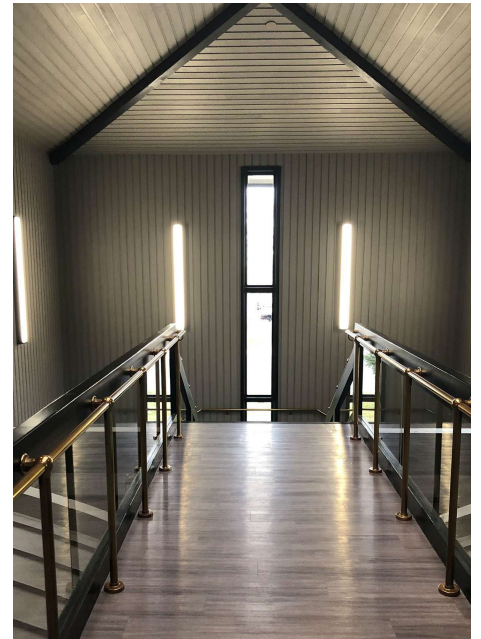
303.962.9551

EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



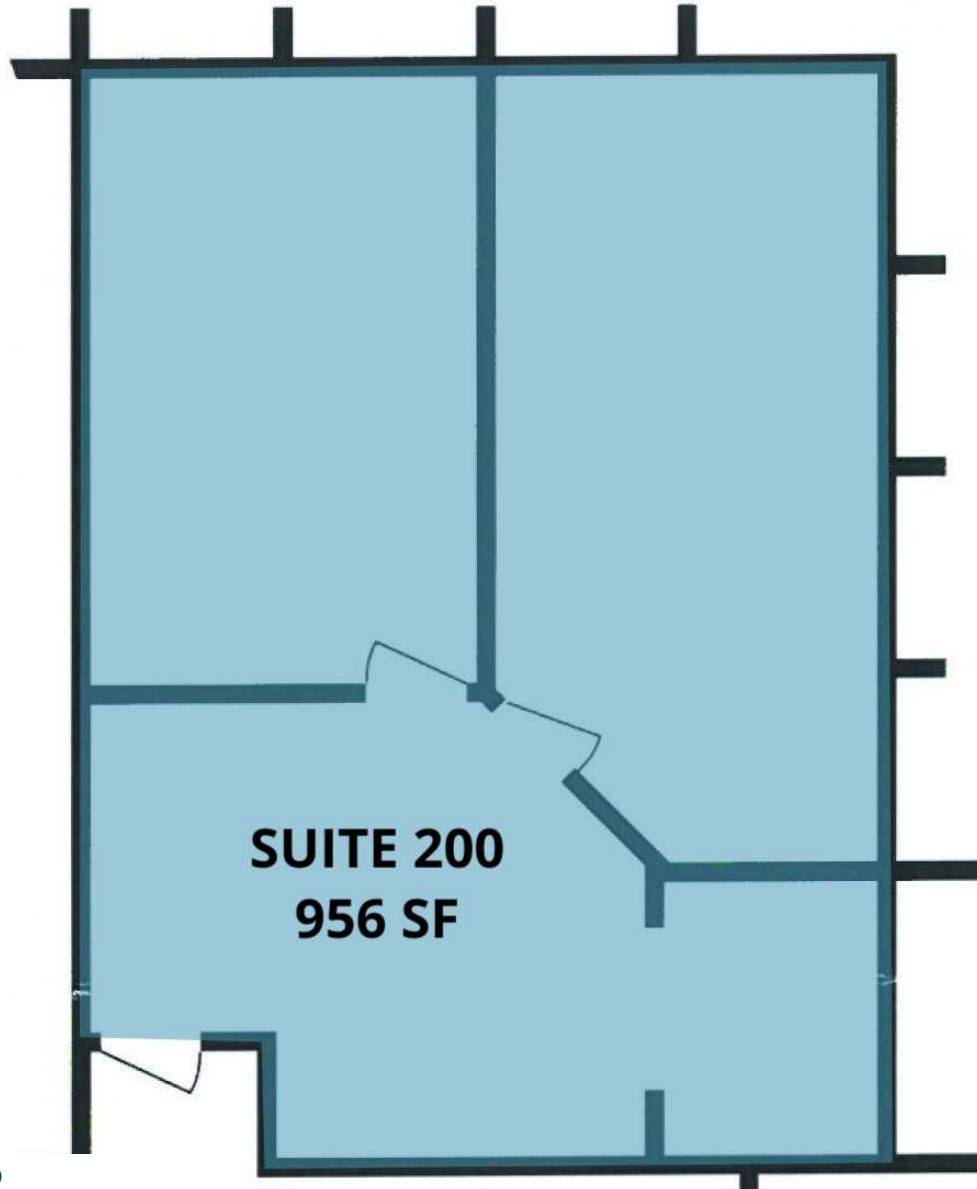
For more information, please contact:

ERIC SHAW
Vice President
303.962.9551
EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors

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

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



LEGEND

■ Suite 200 - 956 SF

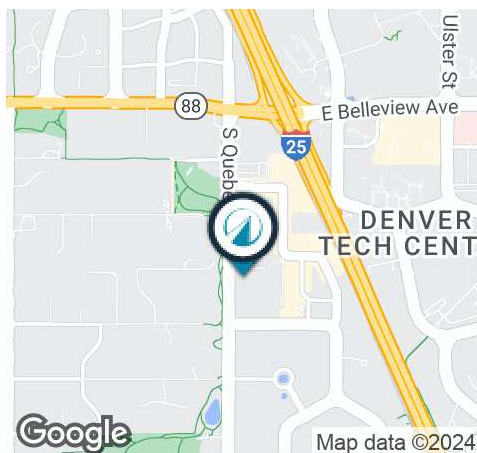
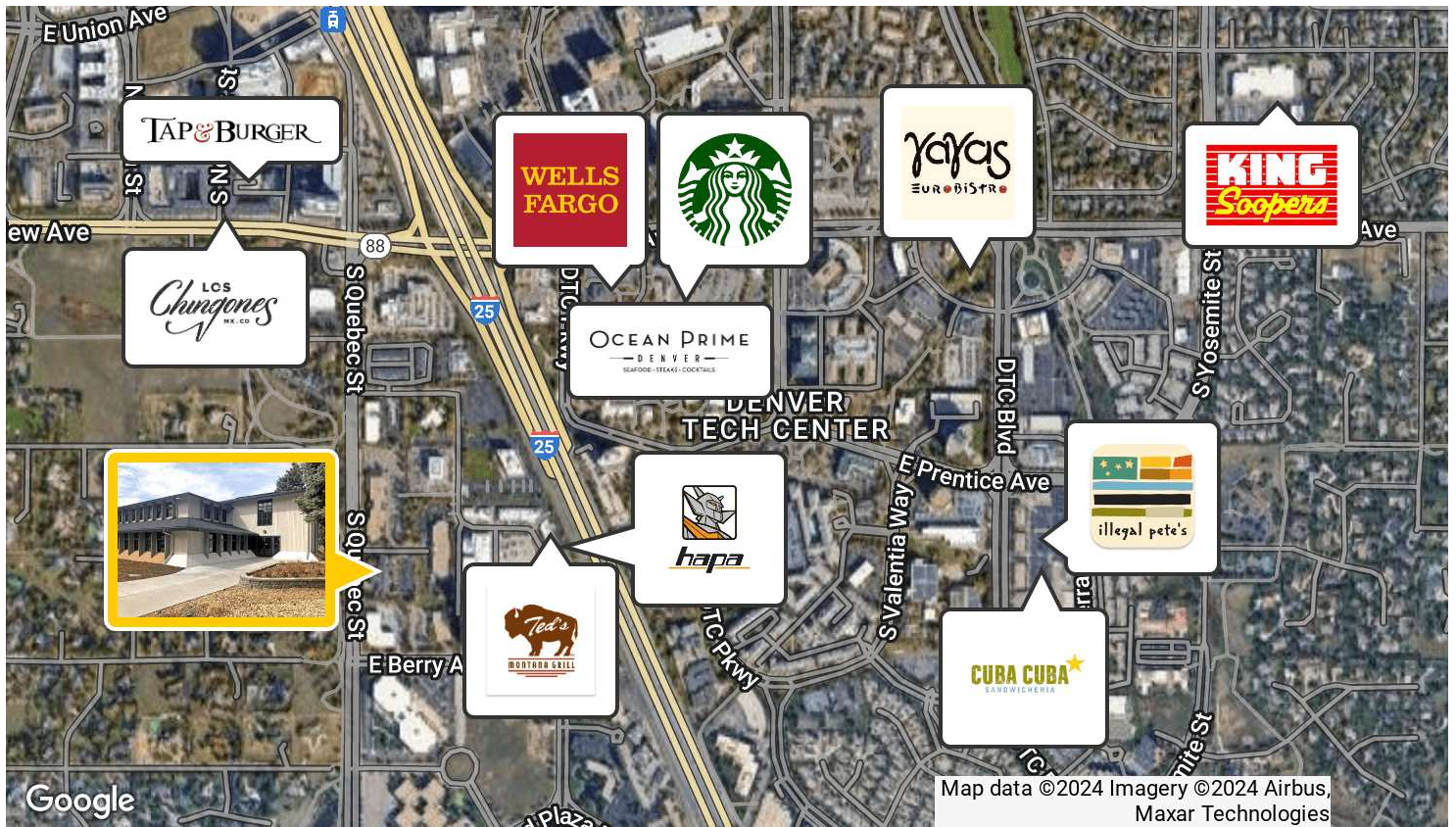
For more information, please contact:

ERIC SHAW
Vice President
303.962.9551
EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors

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

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



AREA DEMOGRAPHICS:



Population

| | |
|---------------|---------|
| 1 Mile | 10,873 |
| 3 Mile | 101,690 |
| 5 Mile | 282,117 |



Households

| | |
|---------------|---------|
| 1 Mile | 5,640 |
| 3 Mile | 43,906 |
| 5 Mile | 123,196 |



Average HH Income

| | |
|---------------|-----------|
| 1 Mile | \$144,288 |
| 3 Mile | \$166,127 |
| 5 Mile | \$143,253 |

For more information, please contact:

ERIC SHAW
Vice President
303.962.9551
EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors

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