

Medical
Office /
Flex
Condo for
Sale

290 Nickel St #200

Broomfield, Colorado



Property Details:

- List Price: \$1,550,000
- Condo: 4,029 SqFt
- 9 Reserved Parking Spaces
- Zoning: B-2 Broomfield

Medical Office Condo for sale centrally located at the corner of US 36 & Hwy 287. Equipped with private offices, restrooms, a waiting area and kitchenette. Great opportunity for an owner occupant or investor. Wide range of general business uses permitted. Lease in place until July 2025.



For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
jim@thomasratay.com
For Showings: 303.543.0625



RE/MAX Alliance | 4770 Baseline Rd #220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

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TRAFFIC COUNTS: Hwy 287 & Marble St

- Avg. 20,000 Daily Volume

Demographics	1-mile	3-mile	5-mile
2024 Est. Population	10,184	67,634	206,365
2029 Proj. Population	11,051	71,498	213,464
2024 Est. Households	4,436	27,712	82,496
2029 Proj. Households	4,814	29,317	85,418
2024 Est. Average HH Income	\$105,277	\$121,269	\$122,602
2024 Est. Median HH Income	\$83,022	\$99,242	\$98,602
2024 Est. Median Housing Value	\$434,908	\$492,669	\$506,950

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