

**RACHEL DUVEN**

Broker

☎ 714.337.1023

🌐 [www.tower-brokers.com](http://www.tower-brokers.com)

✉ [rachel@tower-brokers.com](mailto:rachel@tower-brokers.com)



**TOWER**  
REALTY PARTNERS

# FOR SALE

## \$1,800,000

**9102 W KEN CARYL AVE  
LITTLETON CO, 80128**





## PROPERTY OVERVIEW

**Prime medical office building is now available for purchase in a highly desirable, established location in Littleton. This modern, well-maintained facility offers a professional and welcoming environment engineered for both patient comfort and clinical efficiency.**

**The facility features built-out medical space on the first floor, and an occupied veterinary office on the second floor. This offers immediate income to a future owner as well as being well positioned for an owner-user or for a variety of tenants, from primary care to specialty services. The thoughtful design includes a welcoming reception and waiting area, multiple private exam rooms, and dedicated administrative offices, minimizing downtime for future users. Furthermore, the property provides ample, convenient parking for patients and staff, ensuring accessibility is never an issue.**

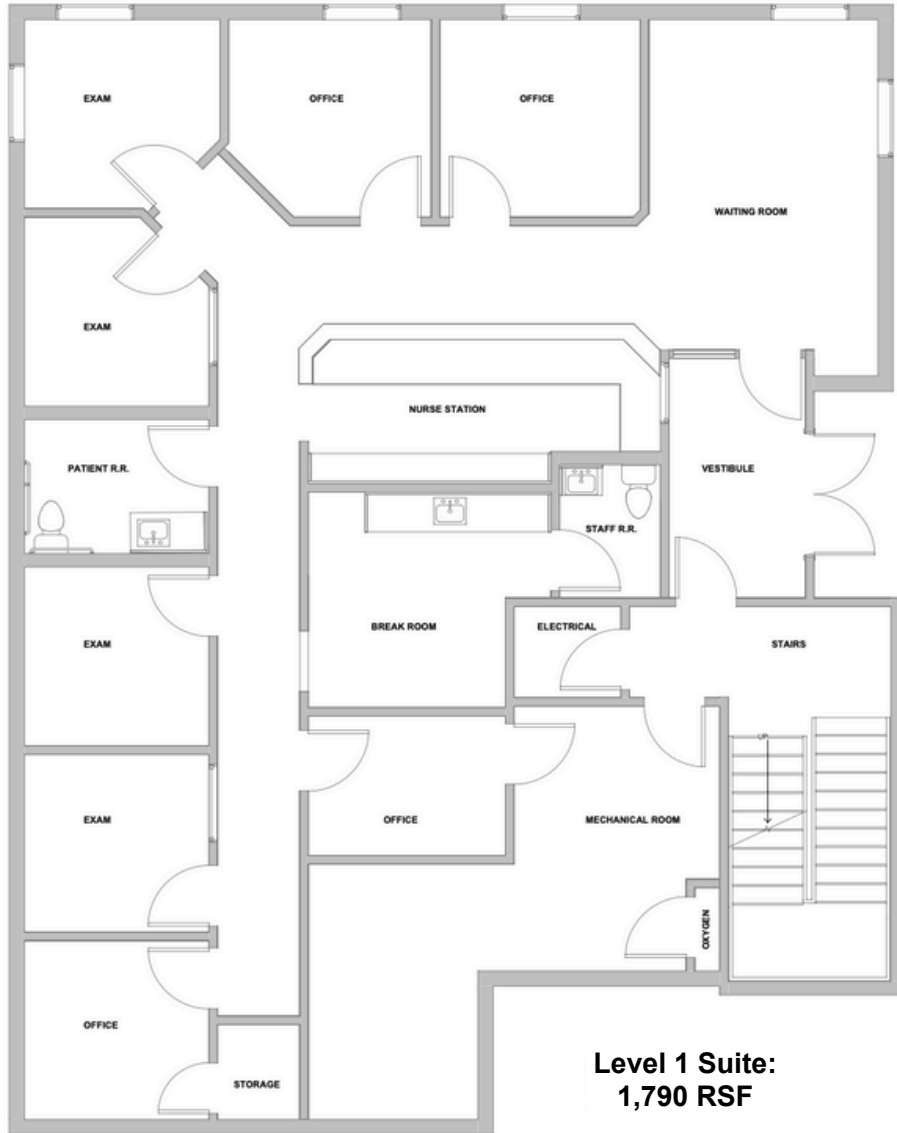
**This is an excellent opportunity to acquire a turnkey medical facility in a thriving commercial corridor. Its location provides exceptional visibility and proximity to key community services and demographics, making it primed for strong patient acquisition and long-term business success.**

## Property Highlights

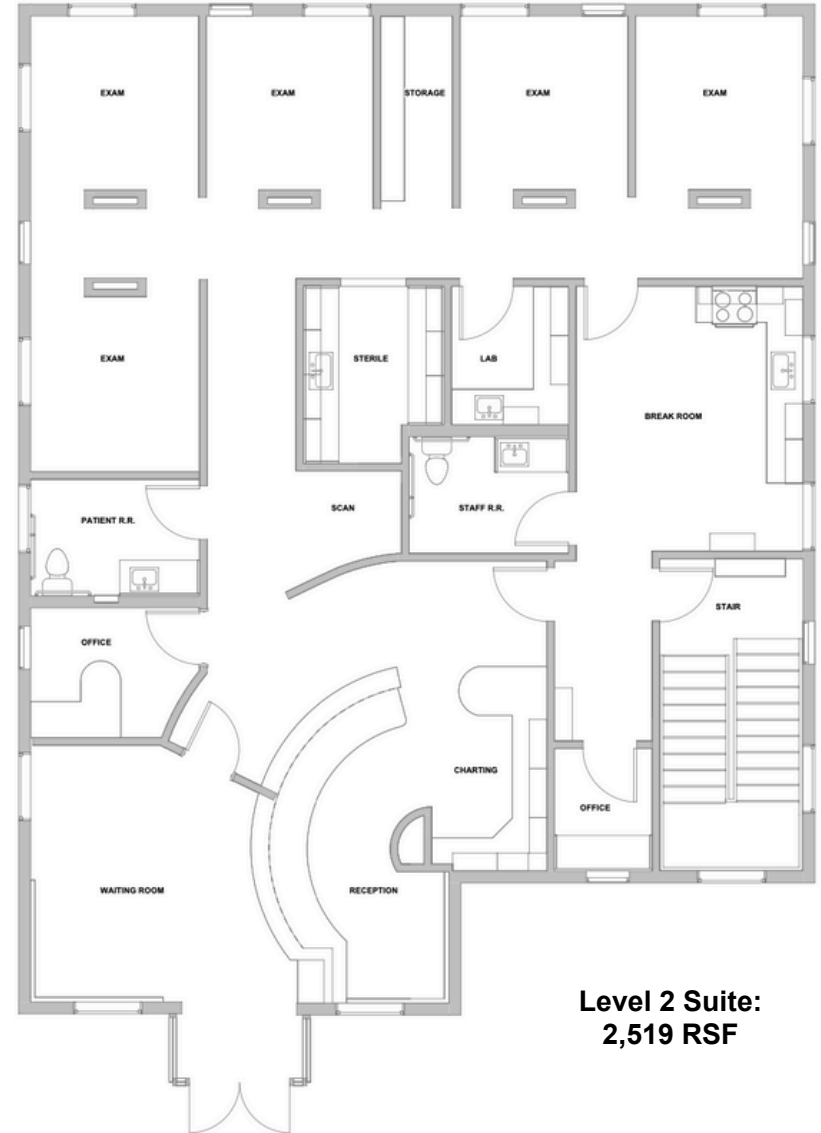
- **Year Built: 2001**
- **Multi-tenant; 64% occupied**
- **Total Square Footage: 4,309 SF**
- **Build Out: Office/Medical**
- **Zoning: C1**
- **Specialized Spaces:** The building features an available medical space on the first floor, and a leased veterinary space on the second level. This provides an excellent opportunity for an owner-user to occupy the space and receive income as well.
- **Modern Amenities:** Equipped with state-of-the-art medical infrastructure, ensuring a smooth and efficient operation for your practice or tenant.
- **Parking:** Plenty of on-site parking available for patients and staff.
- **Visibility:** Excellent street visibility, ensuring the property gets noticed by the local community.



# Level 1



# Level 2





# DEMOGRAPHICS

