



FOR SALE

1,298 SF Office Condo For Sale

11154 Huron St Ste #209 | Northglenn, CO 80234



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



11154 HURON ST STE #209

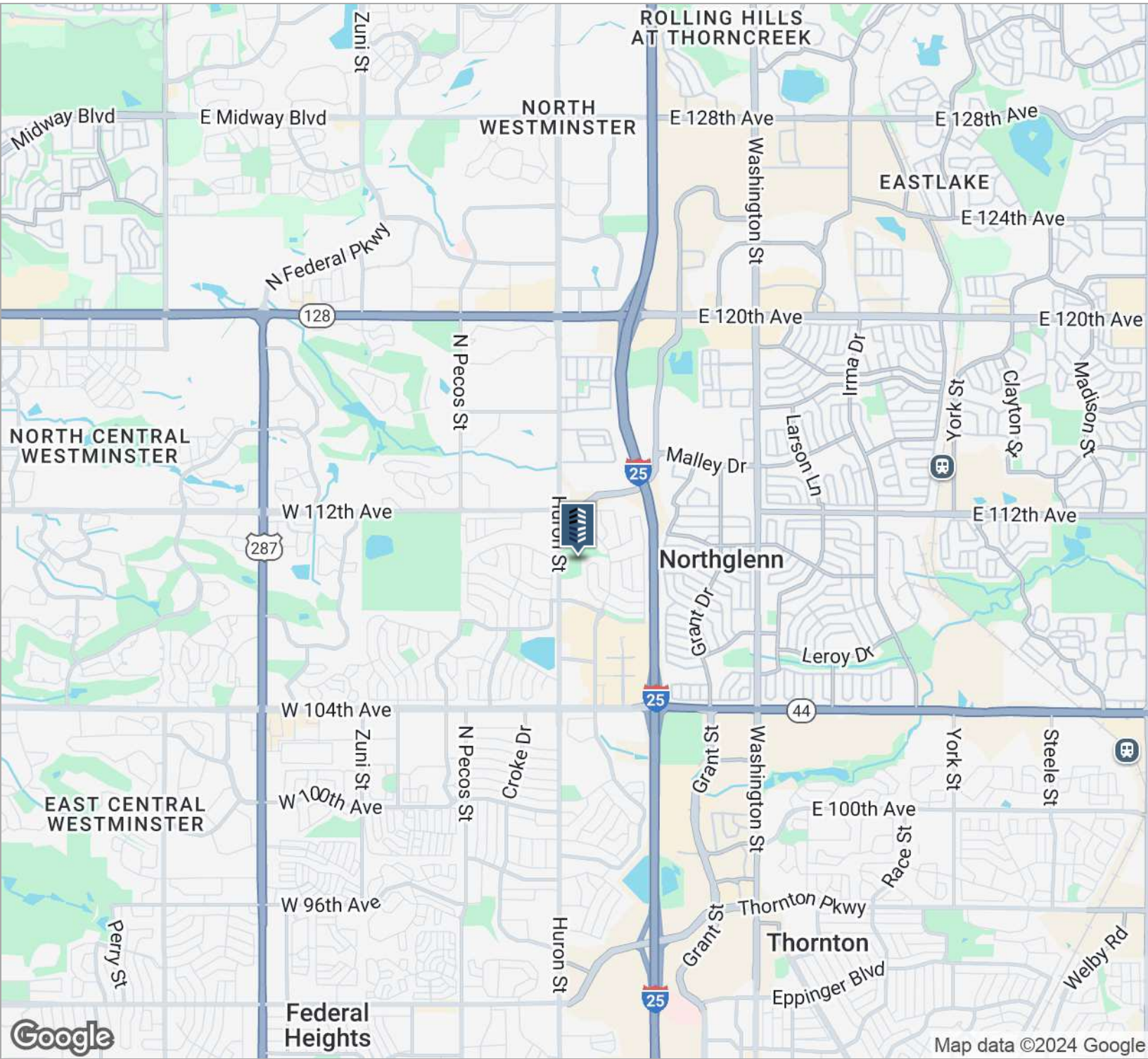
OFFERING SUMMARY

Sale Price:	\$246,000
ADA:	Yes
Association Dues:	\$450/mth
#209 Size:	1,298 SF
Building Class:	C
Year Built:	2001

PROPERTY HIGHLIGHTS

- Unit #209 - 1,298 SF office condo for sale
- Sale price of \$246,000 or \$189/sf
- Part of the Office Plaza North condominium project and adjacent to Windburn Park.
- One full side of north facing windows
- Single level second floor office condo built in 2001
- Elevator served building with ADA access.
- Layout includes four private offices, bullpen, small conference room, storage room and a private restroom.
- Currently real property tax exempt (owned by a non-profit)





CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

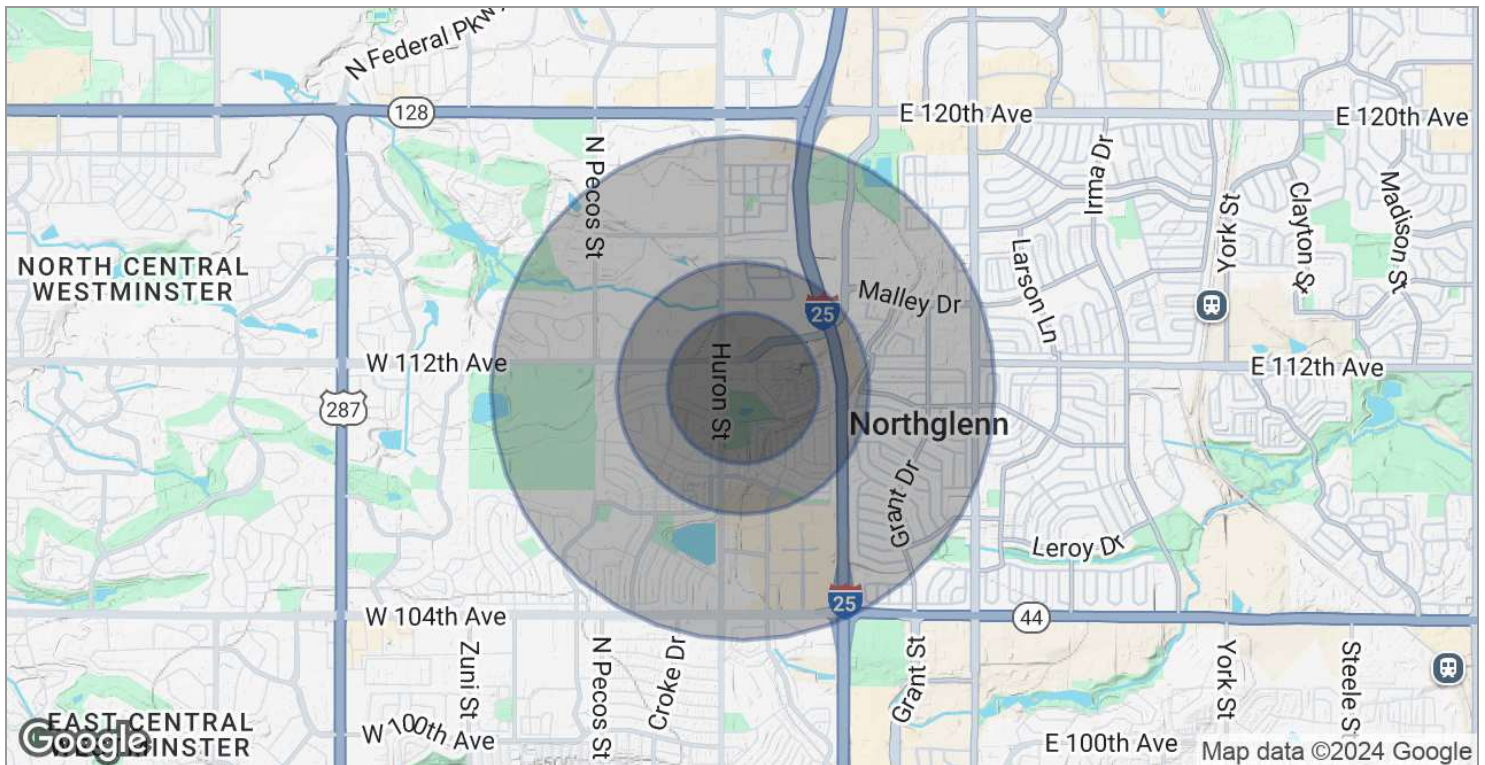
303.512.1196

bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

	0.3 MILES	0.5 MILES	1 MILE
Total households	298	1,470	6,606
Total persons per hh	2.7	2.6	2.5
Average hh income	\$95,581	\$93,152	\$94,241
Average house value	\$445,271	\$474,111	\$531,518

	0.3 MILES	0.5 MILES	1 MILE
Total population	803	3,762	16,639
Median age	37	36	38
Median age (male)	37	36	37
Median age (female)	38	37	39



* Demographic data derived from 2020 ACS - US Census