



OFFICE CONDO FOR SALE

Wadsworth Professional Bldg.

4045 Wadsworth Blvd #306 | Wheat Ridge, CO 80033



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



OFFERING SUMMARY

Sale Price:	\$115,000
Building Size:	1,128 SF
Association Dues:	\$994 per month
Property Taxes:	\$2,486 per year*
County:	Jefferson
Building Class:	C
Year Built:	1961
Renovated:	2018
ADA:	Yes

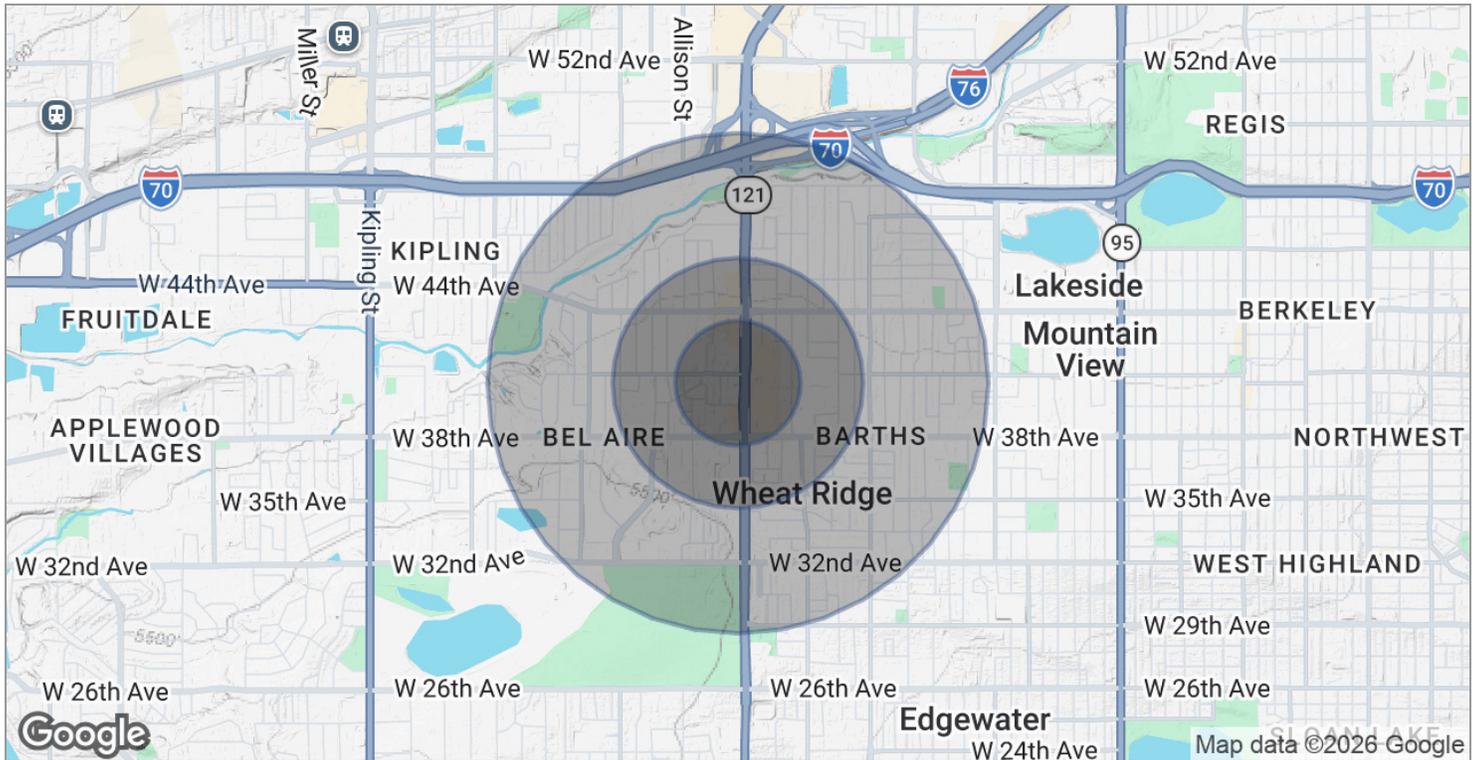
PROPERTY HIGHLIGHTS

- Minutes from Exempla Lutheran Medical Center
- Professional or Medical Suites Available
- Great Identity with Abundant 5:1,000 Parking Ratio
- Investor or Owner User Opportunity
- Remodeled in 2018
- 1,128sf available for sale
- Layout includes 4 private offices, a conference room, and large bullpen area

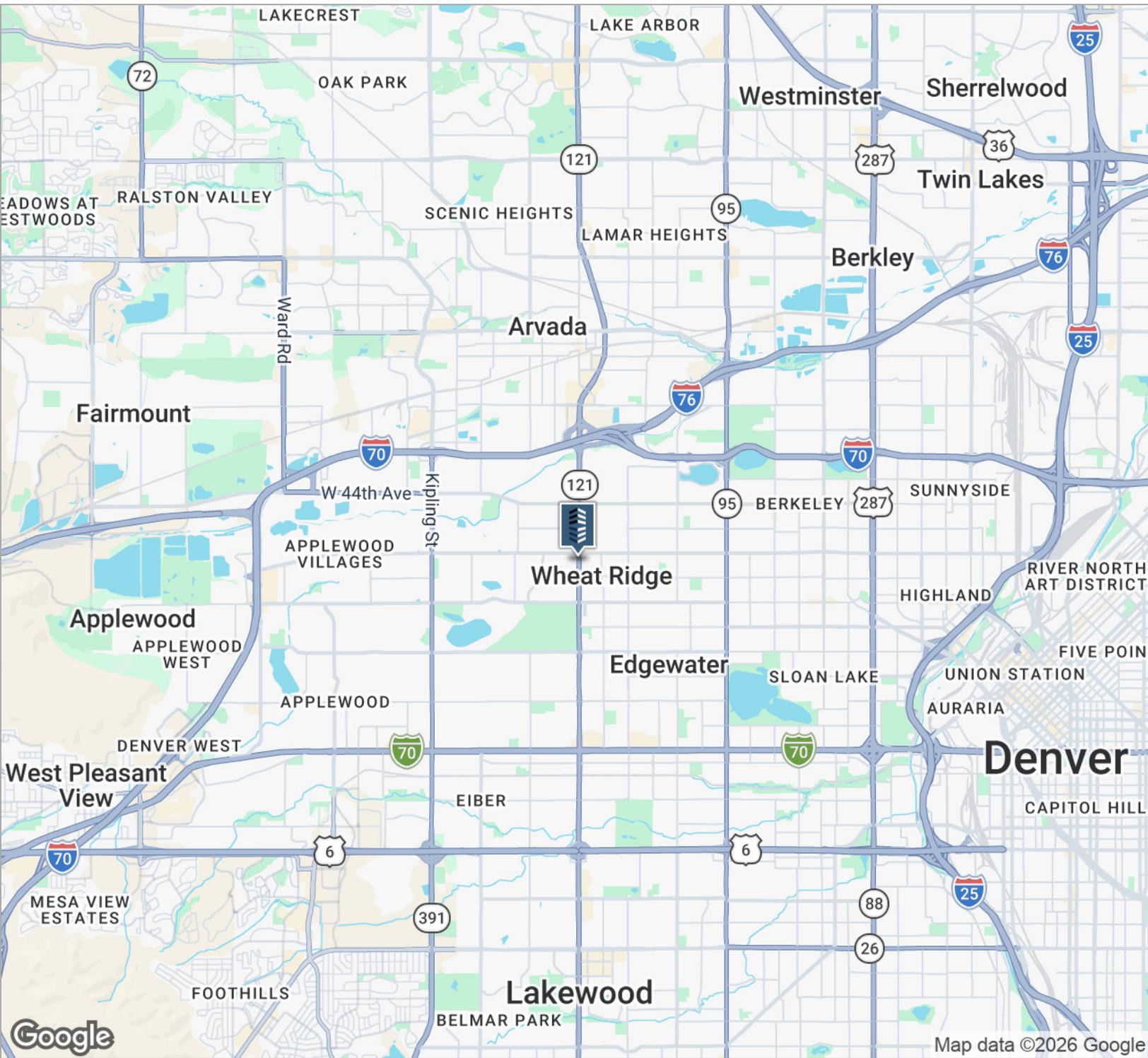


	0.25 MILES	0.5 MILES	1 MILE
Total households	373	1,495	5,921
Total persons per hh	2.2	2.1	2.1
Average hh income	\$111,078	\$100,832	\$105,316
Average house value	\$631,185	\$617,120	\$578,015

	0.25 MILES	0.5 MILES	1 MILE
Total population	817	3,169	12,436
Median age	47.7	46.0	44.6
Median age (male)	47.7	45.5	44.3
Median age (female)	46.8	44.2	43.7



* Demographic data derived from 2020 ACS - US Census



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.