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**11005 Ralston Rd**      **\$1,999,000**  
 Arvada, CO 80004

**Property Highlights:**

- Existing 20,250 SF medical/dental building w/ elevator and detached garage, large enough for a Medical Winnebago.
- 1.8 acres with visibility and signage on Ralston Road.
- Seller Financing Opportunity!
- Redevelopment Opportunity!!

**Investment Highlights:**

- Prime medical and dental property with versatile layout and strategic location.
- Potential for substantial ROI.
- Existing mechanical, electrical, and plumbing (MEP) infrastructure.

