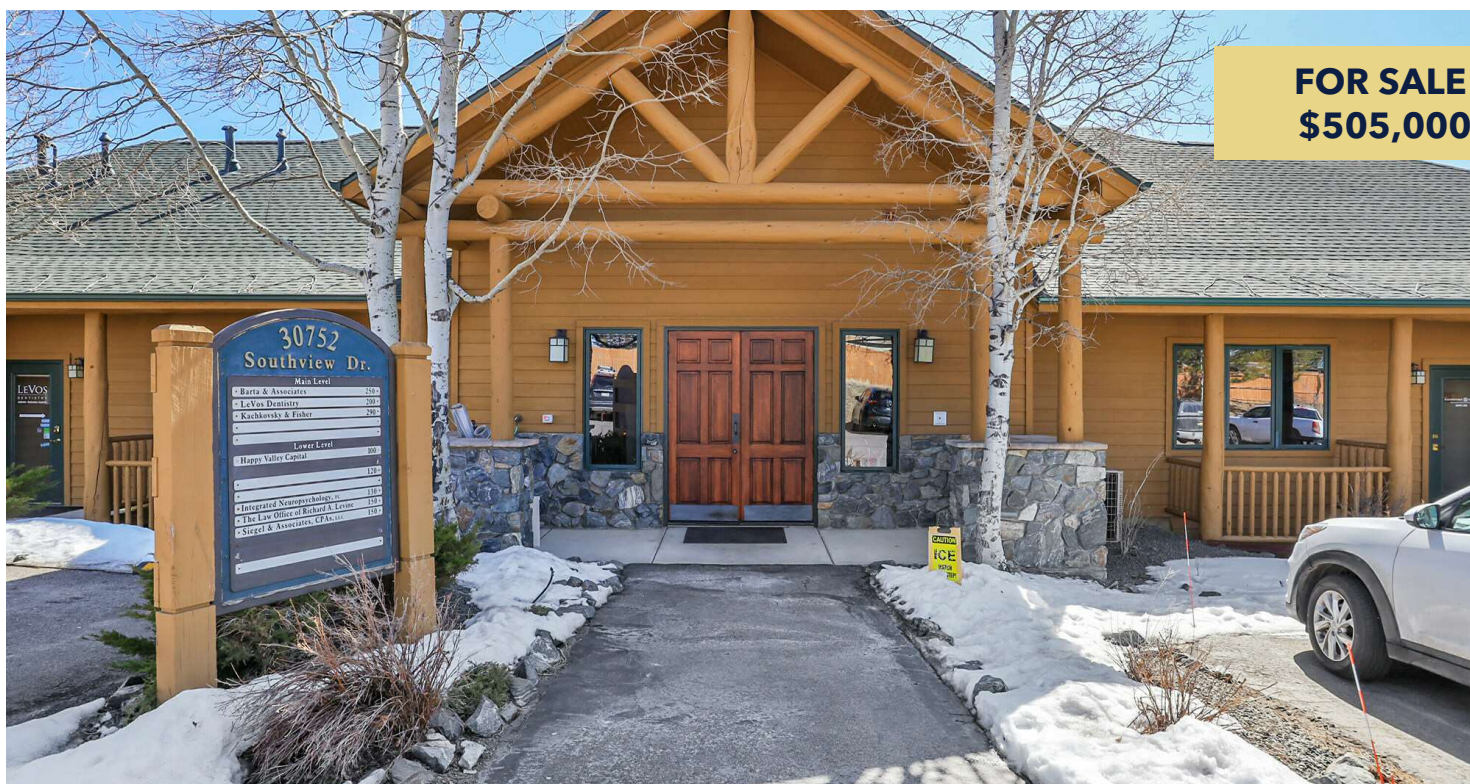


FOR SALE
\$505,000



30752 SOUTHWIEW DRIVE SUITE D

Evergreen, CO 80439



SUITE SF
1,918 SF



OA EXPENSES
\$1,477



PARKING
AMPLE

PROPERTY HIGHLIGHTS

- Prime location in Central Evergreen
- Private Patio/Deck Space
- Mountain Views
- Professional and attractive curb appeal
- Close proximity to local amenities and services



TAXES
\$7,311 USD



YEAR BUILT
2002



ZONING
P-D

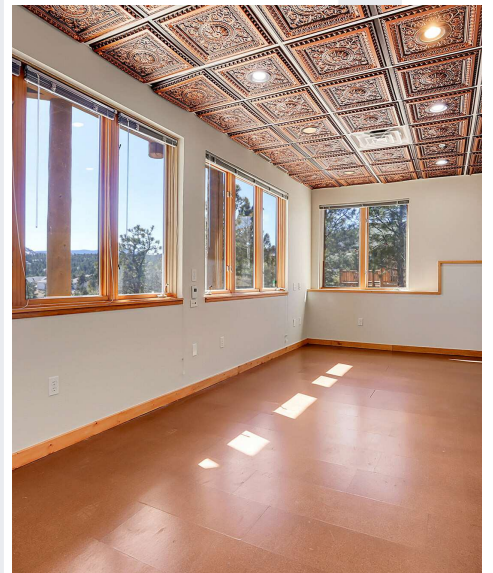
PROPERTY DESCRIPTION

Discover your ideal Evergreen workspace in this spacious office condo, perfectly situated in central Evergreen. Offering a versatile layout designed for productivity and bathed in natural light from expansive windows, this well-appointed space features multiple private offices, a conference room, and a functional kitchenette. Enjoy refreshing breaks or impromptu meetings on your private patio, surrounded by the serene beauty of the mountains. The rustic charm of log and timber construction blends seamlessly with the mountain landscape, creating a unique and inviting atmosphere. With ample paved parking and HOA-covered utilities, common area janitorial, and snow removal, your focus remains on your business. This property's central Evergreen location and flexible layout make it an ideal choice for both owner-occupiers and investors seeking a solid commercial asset. Elevate your business with a workspace that truly reflects the beauty and spirit of Evergreen.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



STEVE MASZTALER

303.229.3871
smasztaler@madisoncommercial.com

PANDORA ERLANDSON

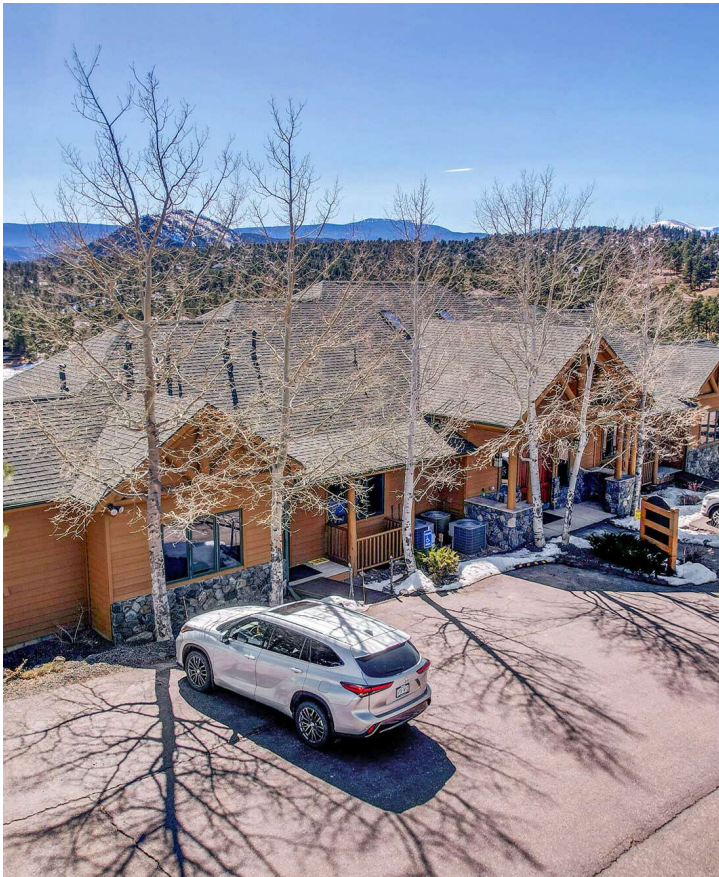
303.888.6298
pandora@pandorajohnproperties.com

JOHN ERLANDSON

303.618.4900
john@pandorajohnproperties.com



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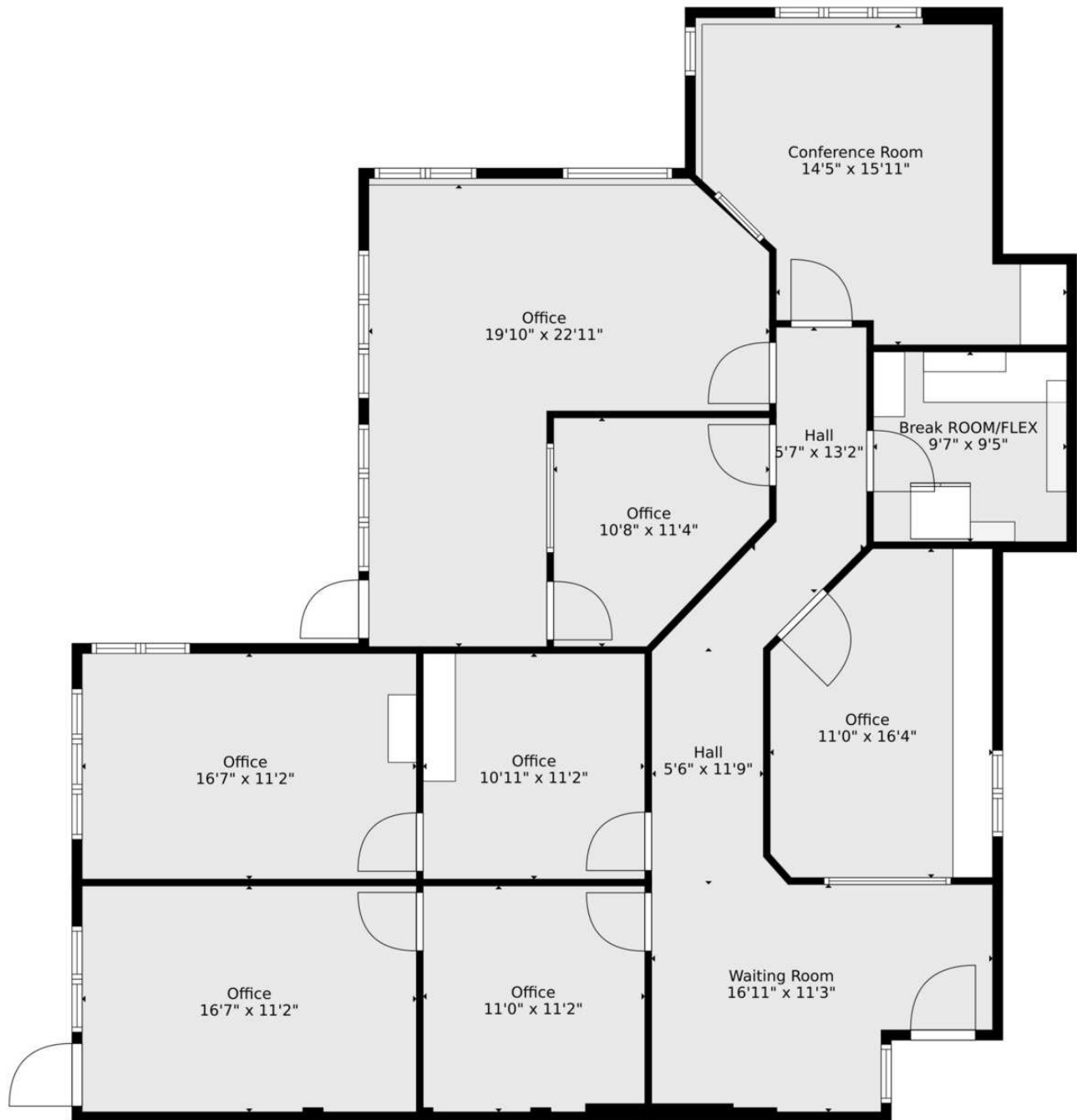
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FLOOR PLANS



TOTAL: 1899 sq. ft
FLOOR 1: 1899 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.

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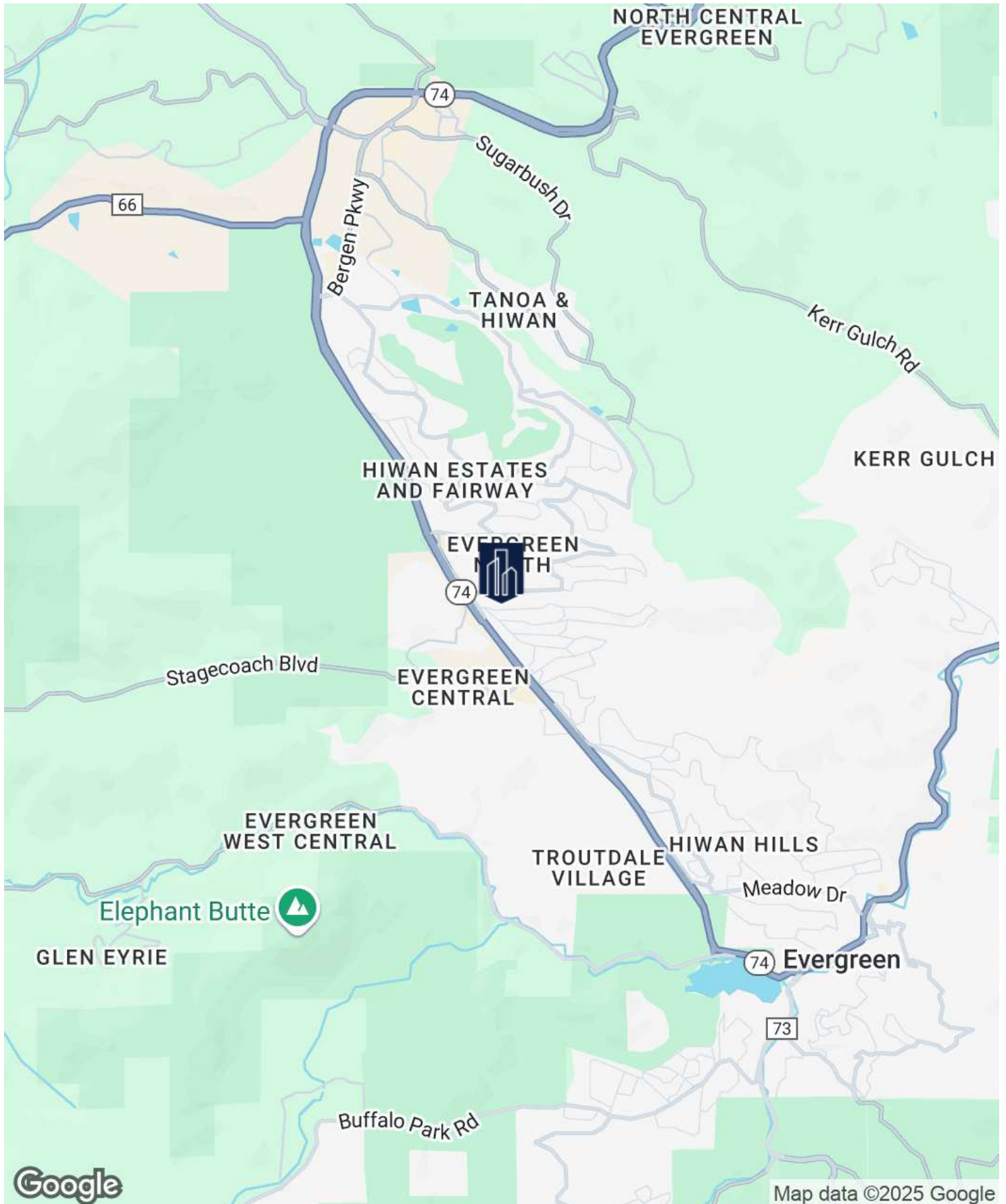
303.888.6298
pandora@pandorajohnproperties.com

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LOCATION MAP



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PANDORA ERLANDSON

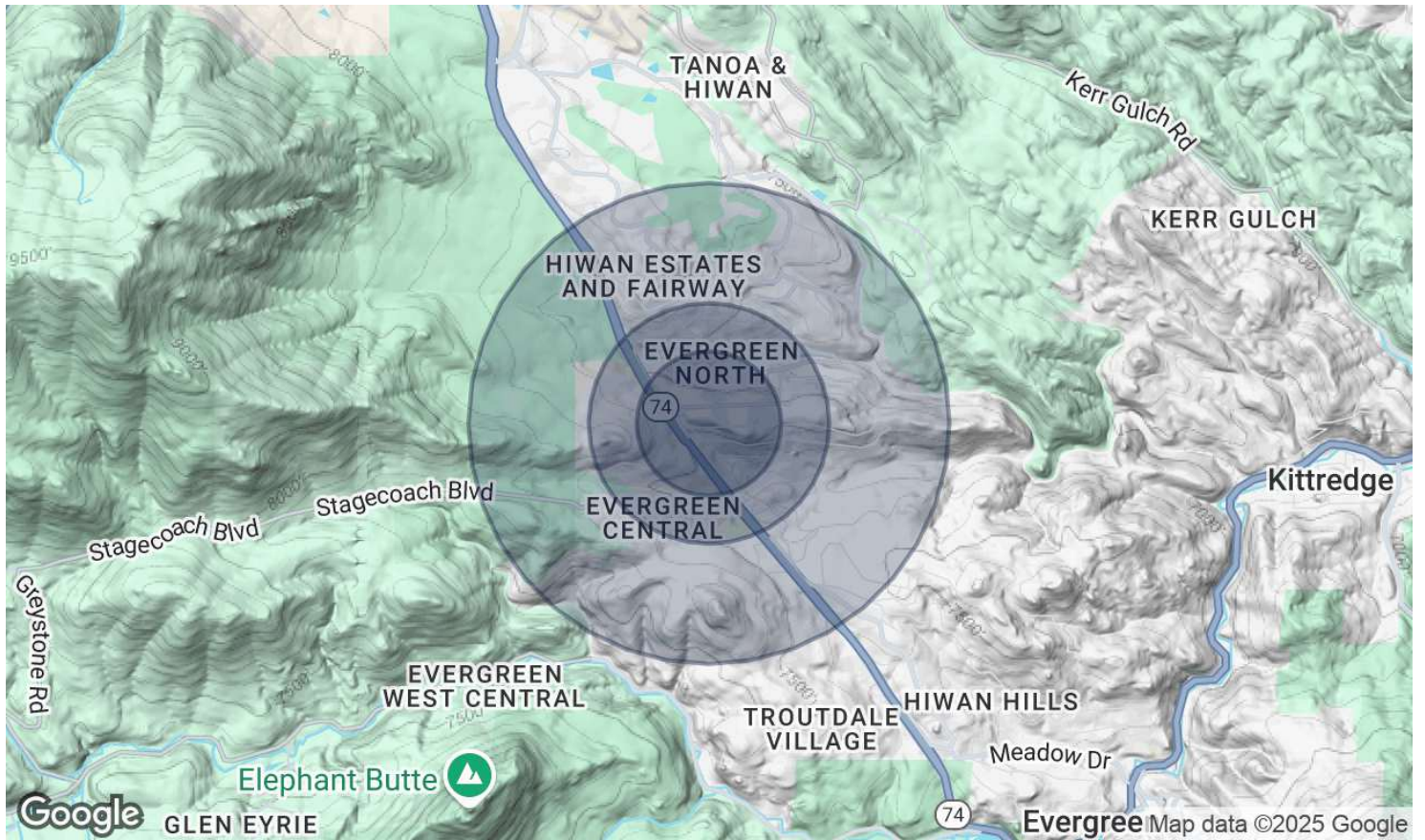
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	1,343	3,144
Average Age	42	44	45
Average Age (Male)	42	43	44
Average Age (Female)	43	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	564	1,268
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$159,475	\$176,059	\$200,740
Average House Value	\$816,530	\$918,437	\$1,019,094

Demographics data derived from AlphaMap

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MEET THE TEAM



STEVE MASZTALER

Commercial Real Estate Advisor

Direct: 303.229.3871 **Cell:** 303.229.3871
smasztaler@madisoncommercial.com



PANDORA ERLANDSON

Direct: 303.888.6298
pandora@pandorajohnproperties.com

MADISON AND COMPANY PROPERTIES

1193 Bergen Pkwy Suite P , Evergreen, CO 80439
303.888.6298

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