



## 101 Sundial Dr

101 Sundial Dr, Woodland Park, CO 80863

**ENGEL & VÖLKERS**



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# 101 Sundial Dr

\$515,000

Don't miss this exceptional opportunity to own a highly visible, well-appointed medical office condo located in beautiful Woodland Park. Zoned for a variety of office uses, this turnkey unit is currently built out for a dental practice, making it ideal for medical or professional services. Conveniently situated just off Highway 24, this end-cap unit features abundant natural light with windows on three sides, enhancing the welcoming and professional atmosphere. It also offers excellent accessibility and exposure to US Highway 24.

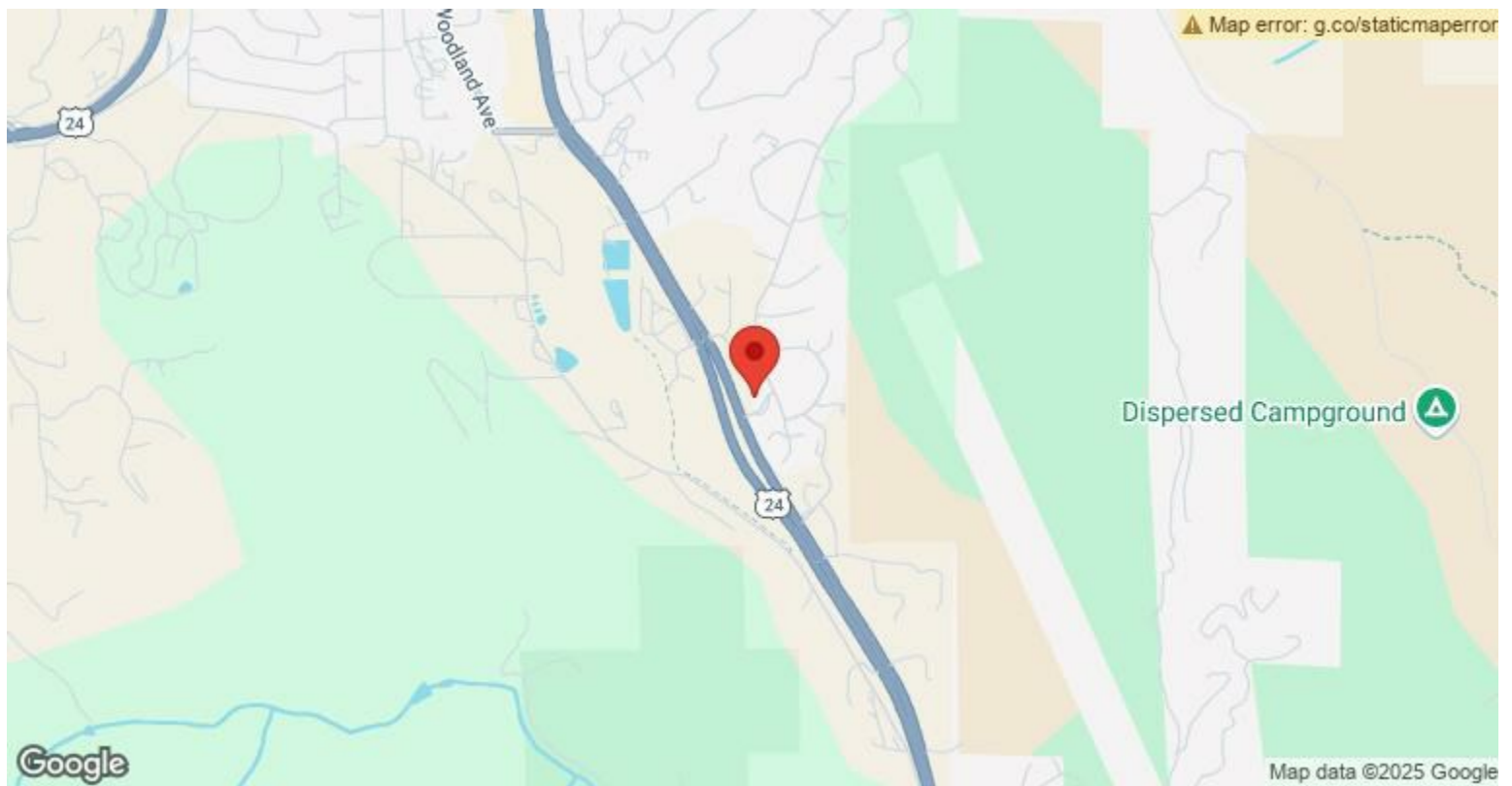
Additional highlights include:

- Ample on-site parking
- High-quality interior finishes
- Surrounded by complementary tenants, including an optometrist and an insurance agency
- Nearby amenities such as lodging, Walmart, and various retail and dining options.

Woodland Park is a vibrant municipality in Teller County, and part of the Colorado Springs Metropolitan Area. Known as the "City Above the Clouds," it is surrounded by the stunning 1,000,000-acre Pike National...



Price:	\$515,000
Unit Size:	1,810 SF
No. Units:	1
Total Building Size:	7,016 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	7,016 SF
Year Built:	2004
Lot Size:	2.73 AC
Parking Ratio:	4.28/1,000 SF
Walk Score ®:	21 (Car-Dependent)



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## Property Photos



Aerial



Reception



## Property Photos



Reception



Employee Reception Desk



## Property Photos





## Property Photos





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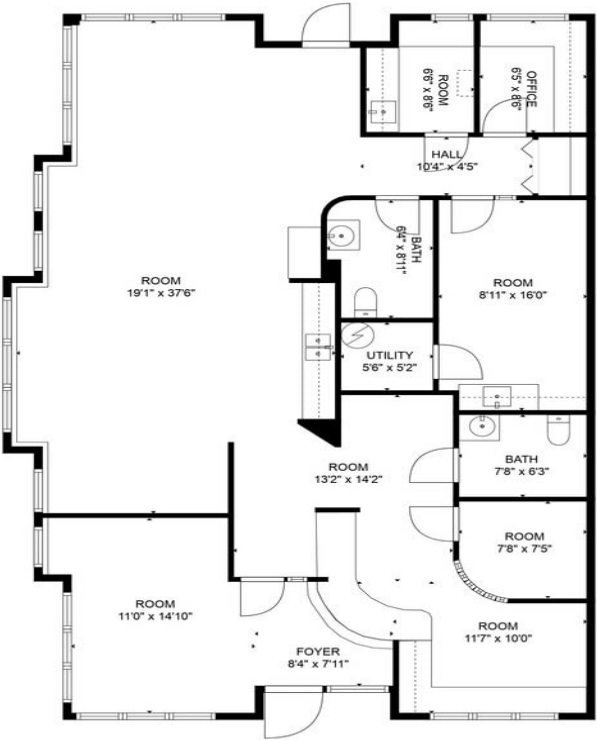
Dental Work Stations



Employee Break Room



Property Photos



**TOTAL: 1644 sq. ft**  
FLOOR 1: 1644 sq. ft  
EXCLUDED AREAS: UTILITY: 29 sq. ft  
WALLS: 92 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.