

MEDICAL/DENTAL CONDOMINIUM FOR SALE CREEKSIDE AT GREEN GABLES

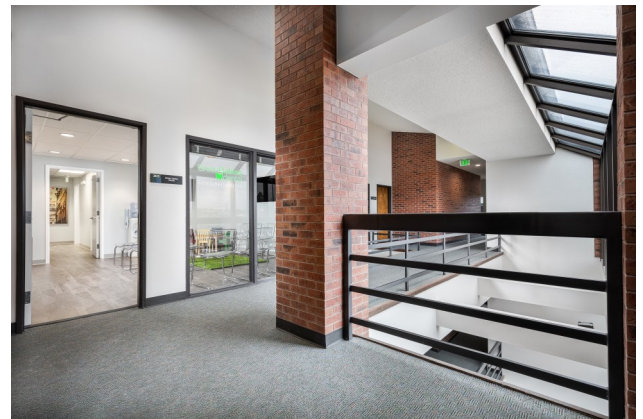
7586 W. Jewell Ave., Unit 301/303, Lakewood CO 80232



FEATURES

- Turnkey purpose-built medical or dental suite, currently operated as implant/oral surgery facility.
- Professionally built-out for medical use in 2022.
- Formal reception/waiting area. Security system.
- 7 exam rooms, lab, imaging/scanning, break, private restroom, employee lounge and bath w/ lockers.
- Vaulted ceilings throughout.
- Well maintained office building with an elevator and dedicated parking lot.
- Plumbed for O2 and NO4, compressor and vacuum.
- Equipment and technology sold separately. Contact broker for detailed list.
- West-facing glass w/ top floor mountain views

Sale Price: \$968,000 (\$138.98/SSF)
Size: 3,858 Saleable Square Feet
County: Jefferson
Year Built: 1983
Assoc. Dues: \$1,628/mo, \$6,515/qtr or \$19,545/yr
Taxes: \$11,058.22 due 2026



SHELDON • GOLD REALTY INC.
commercial real estate services

Gregory Johnson, President

Office: 303.741.2500

Cell: Greg: 303.667.3061

7900 E. Union Ave., Suite 1100, Denver, CO 80237

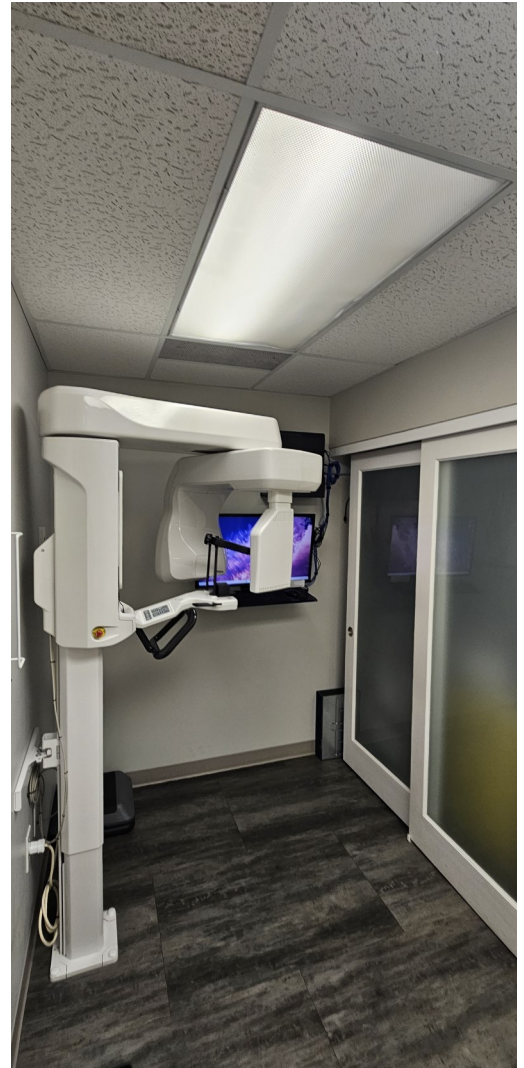
gjohnson@sg-realty.com www.sg-realty.com

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INTERIOR PHOTOS



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