

Sale Price **\$595,000** (\$376/SF)



469 S. Cherry Street, Unit 101
Glendale, CO 80246

1,584 SF Medical
Office Condo

Karen Clarke
Senior Vice President, Brokerage
CO Lic N°IA100026927
720.891.6000 | Karen.Clarke@transwestern.com



SALE PRICE: \$595,000 (\$376/SF)



Unit Features: The building and condo are ADA compliant and boasts 24/7 access. The space includes a Reception Area, 6 Private Offices, 2 Nurse/Sink Stations, 2 Storage Rooms, and Kitchenette.



Great Accessibility: The property is conveniently located just 2 blocks from Colorado Blvd and Highway 83, 5 minutes away from I-25, and is in close proximity to public transportaton, making it easy for employees and/or patients to get to and from the property.



Centrally Located: The property is located less than a mile from Cherry Creek and all of the amenities that it has to offer and is across the street from the 4 Mile District, which broke ground in 2024 with expected completion in 2026.



1,584 SF
Unit Size



1979
Year Built



\$1,077.54/MO
(Includes all utilities & CAM)
HOA Fees



**2 Assigned,
Covered Spaces**
Parking



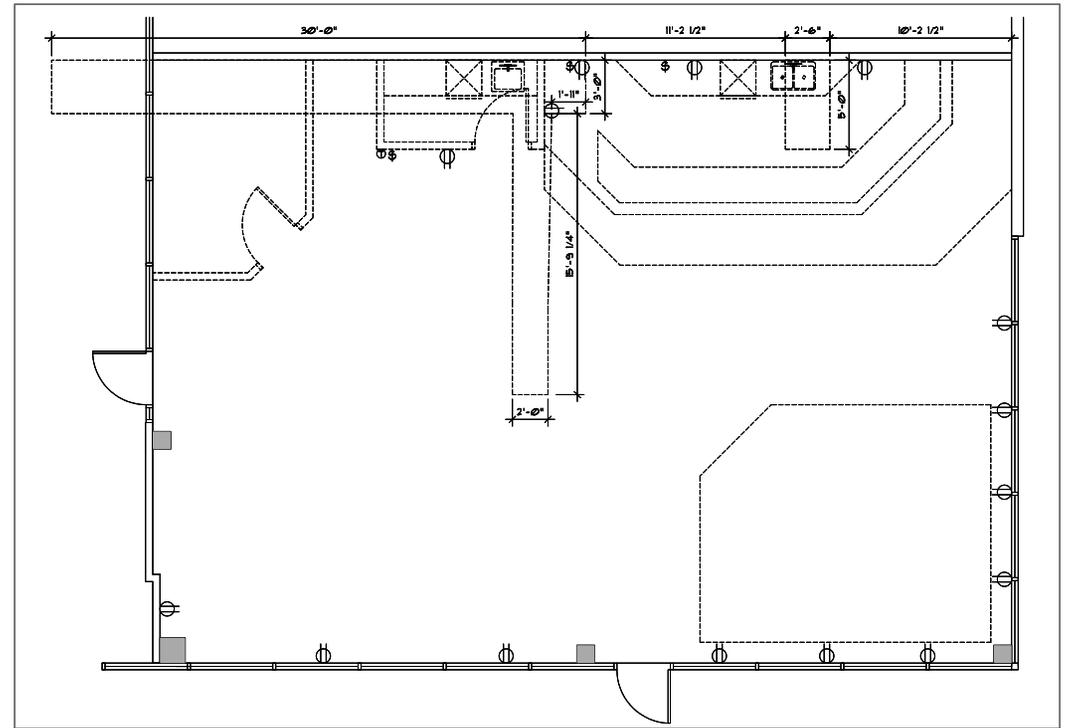
\$12,790.08/YR
Property Taxes



15,048 SF
Building Size

Floor Plan

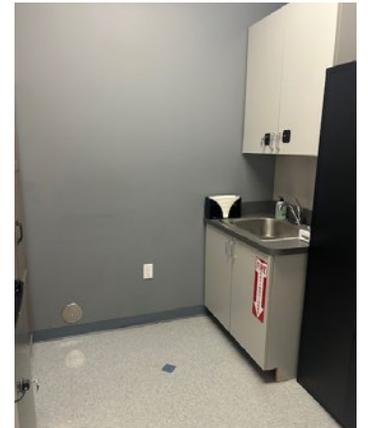
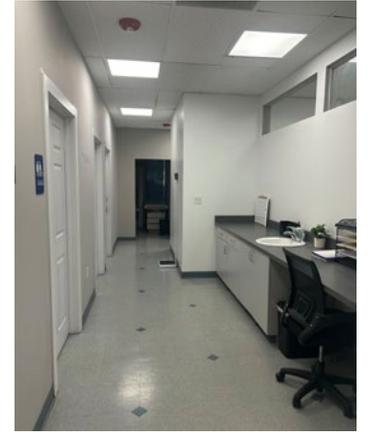
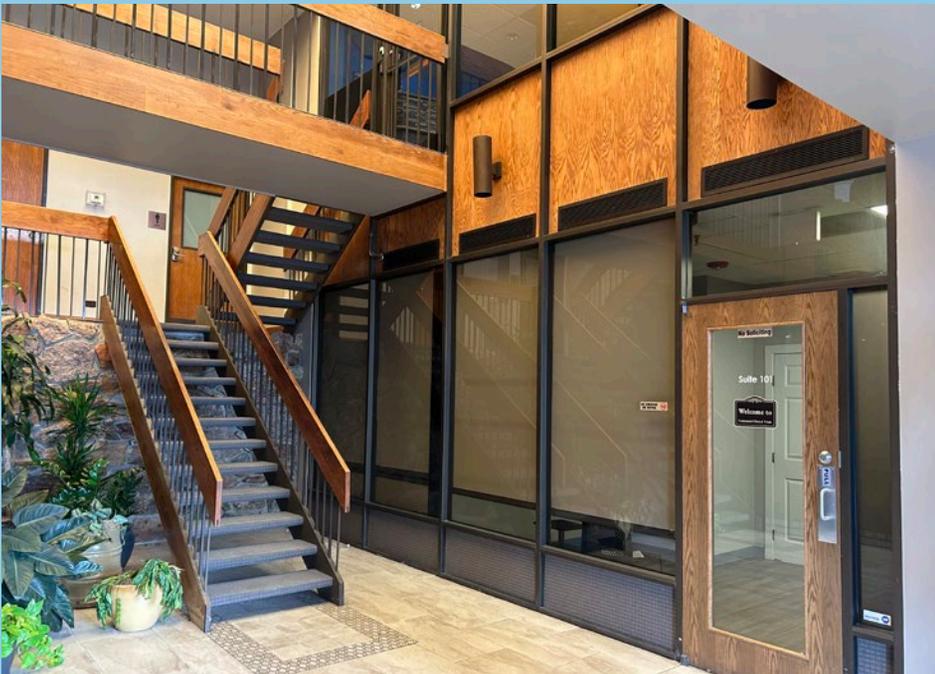
Unit 101
1,584 SF



Exterior



Additional Photos



FOUR MILE DISTRICT

This 10 AC entertainment district, located in the heart of downtown Glendale, will soon be home to a vast array of premier entertainment options, such as movie theaters, live concert venues, exclusive shops, fine dining, casual dining, sports bars, and much more. This \$150 million project broke ground in Spring 2024, with a much anticipated grand opening in 2026.



In addition to its close proximity to several shopping plazas, 469 S Cherry St. is also close to several medical supply stores.

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