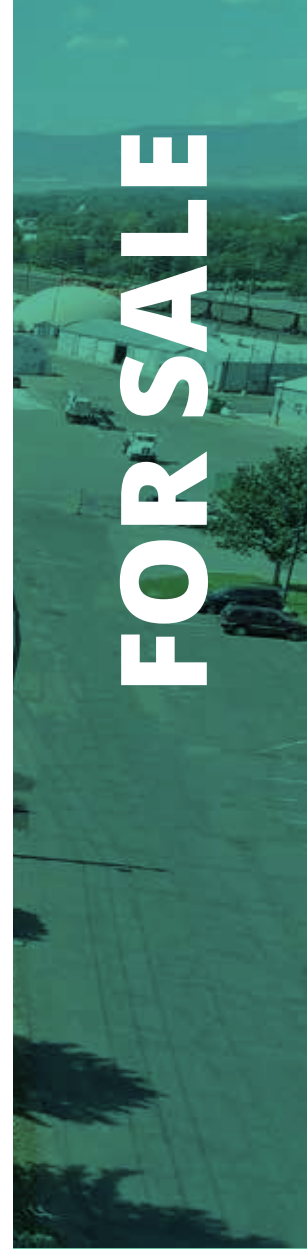


1695

W Sheri Lane
Littleton, CO



OFFICE/WAREHOUSE

PRICE
\$1,200,000
(\$154.00/sf)

BUILDING SIZE
7,792 sf
±1,890 sf unfinished
basement space

LOT SIZE
16.269 sf
(0.37 acres)

ACCESS
Santa Fe Drive (US 85), W Belleview Ave.

ZONING
B-3
General Business District

AVISON
YOUNG

FEATURES



\$1,200,000 SALE PRICE



7,792 SQUARE FEET
+ 1,890 SF UNFINISHED BASEMENT SPACE



10'

10-FOOT CLEAR HEIGHTS



10' X 10' DRIVE-IN LOADING DOOR



2015 RENOVATIONS, 1982 YOC



WOOD FRAME OFFICE/WAREHOUSE



BUILDING SIGNAGE AVAILABLE



LOCAL OWNERSHIP



B-3 GENERAL BUSINESS DISTRICT ZONED

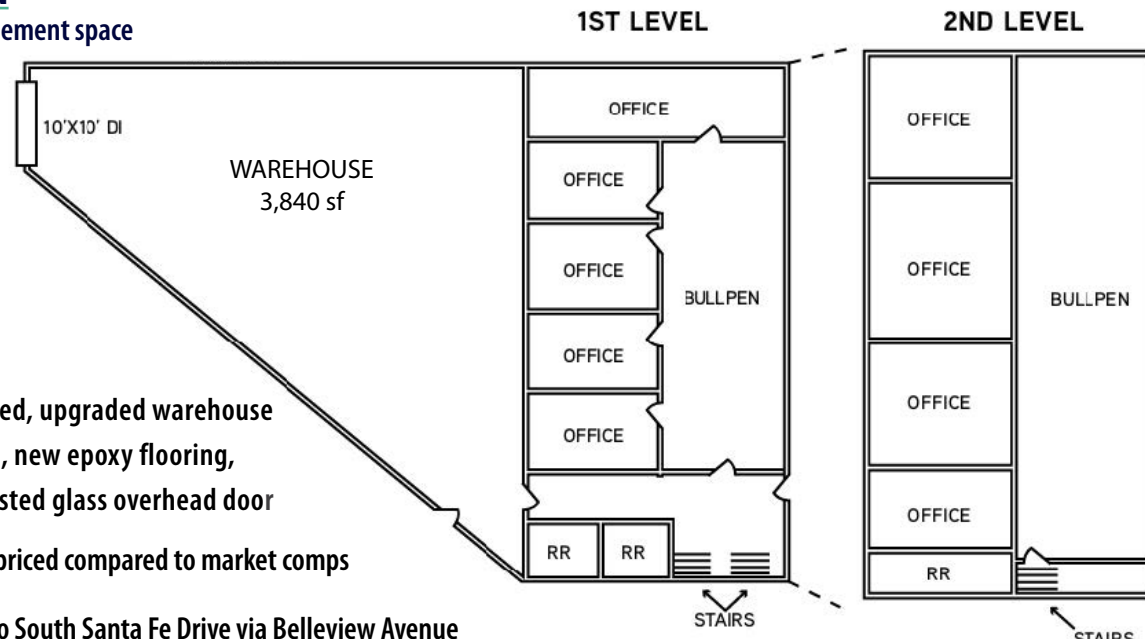


1/2 MILE TO/FROM U.S. HIGHWAY 85
(SOUTH SANTA FE DRIVE)



FLOORPLAN

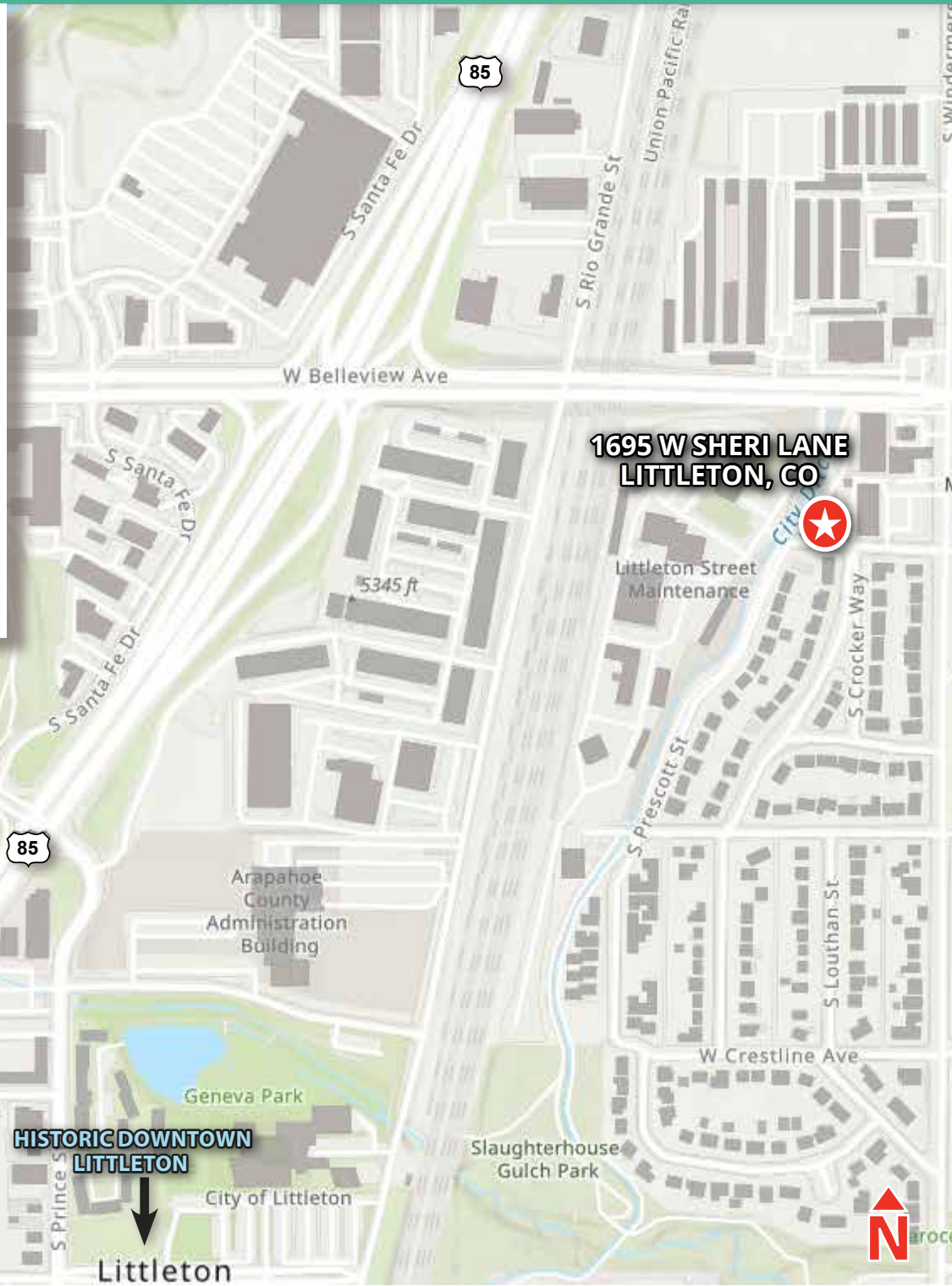
± Unfinished basement space



- Newly Painted, upgraded warehouse LED lighting, new epoxy flooring, and new frosted glass overhead door
- Attractively priced compared to market comps
- Easy access to South Santa Fe Drive via Bellevue Avenue
- Numerous nearby amenities

LOCATION

SITE PLAN



**1695 W SHERI LANE
LITTLETON, CO**



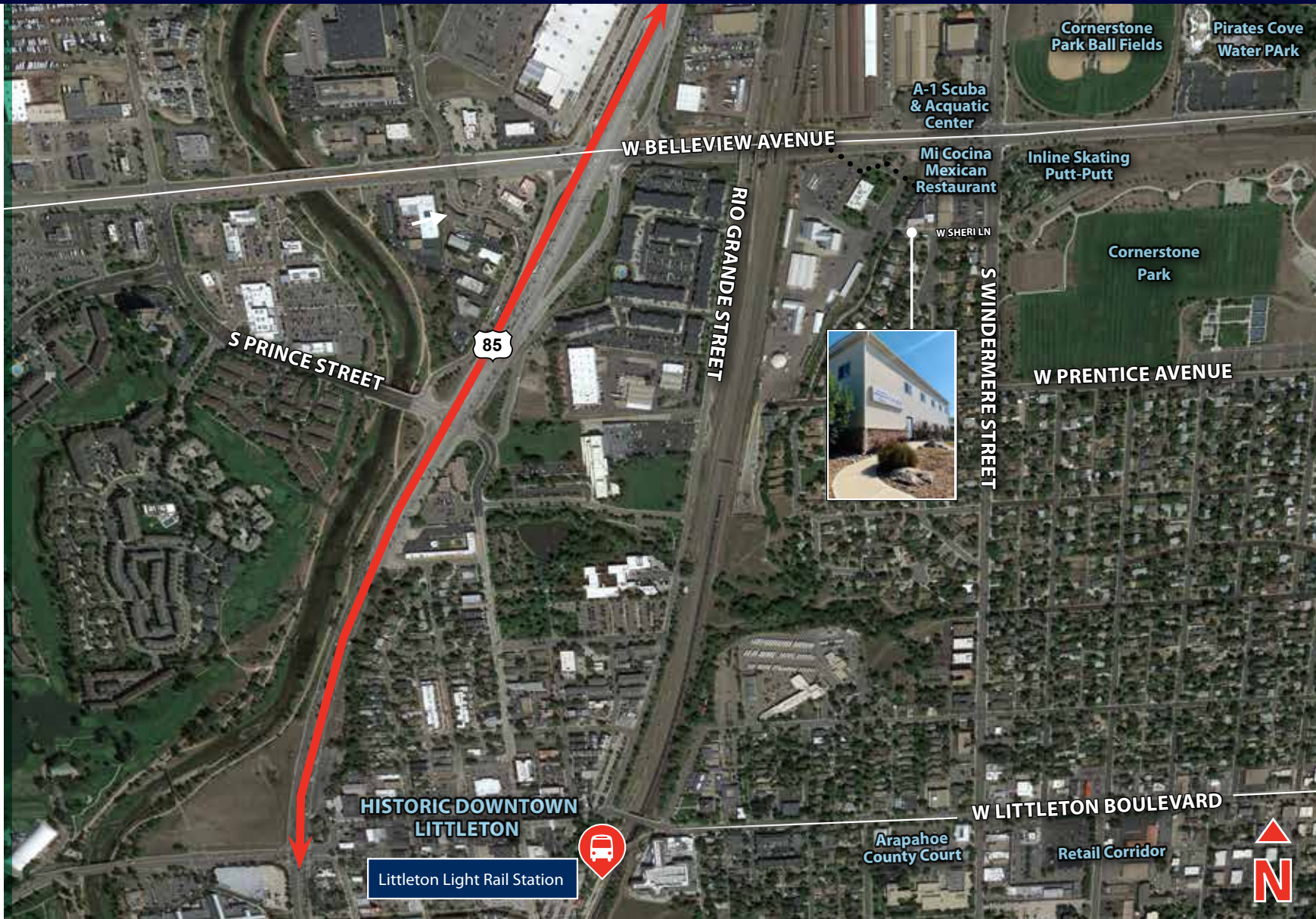
**HISTORIC DOWNTOWN
LITTLETON**



Littleton



ACCESS



LOCATION

- 1/2 mile access to U.S. Highway 85 (South Santa Fe Drive) linking to I-25 and US 285
- Excellent transportation options & nearby Littleton-Downtown station
- Proximity to Historic Downtown Littleton's numerous dining, shopping and hotel amenities

**AVISON
YOUNG**

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