



Amazing owner/user, turn-key dental office opportunity in desirable West Highlands Neighborhood!

FOR SALE | 3195 W. 35th Avenue, Denver | CO

\$750,000.00  
Dental Equipment Included

3195 W. 35th Avenue is a newly renovated dental office building located on the corner of W. 35th Avenue and Irving Street. The property is nestled within the sought-after West Highlands neighborhood, which has a population of 29,165 and a \$86,778 average household income within a 1-mile radius. The building was renovated in 2017 with contemporary finishes that any incoming user can take advantage of, such as: refinished exposed brick and ceiling, a roll up garage window, rustic fencing, barn doors to each office and more. The property also features a small on-site storage building and newly installed back patio. There are currently two parking spaces on the property with plenty of street parking available in front of the site as well. This freestanding, turn-key dental space is a perfect opportunity for both established and new dentists. The space has three operatories, a sterilization room, and more.

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CLOCKWISE FROM TOP:  
Dental Saces // Bathroom Lighting // X-ray Machine // Reception Area // Roll-up Garage Windows

Accelerating success.





## Specifications

Price	\$750,000.00
Square Footage	819
Land Size	2,811 SF (0.07 AC)
County	Denver
Year Built/Renovated	1956/2017
Taxes 2017/2016	\$1,946.09/\$1,679.87

## Highlights

- Former dental office (dental equipment is included in sale)
- Contemporary finishes; exposed brick and ceiling, roll-up garage window, rustic fencing
- Amazing owner/user opportunity in the desirable West Highlands Neighborhood of Denver
- Over 10 new multifamily projects under construction/planned within a 1 mile radius of the site, which equates to approximately 1,392 total units
- Property includes an on site storage building and newly installed back patio

## Area Demographics



Current Population			
1 mile	3 miles	5 miles	
29,165	166,860	441,423	



Daytime Population			
1 mile	3 miles	5 miles	
21,821	282,954	582,801	



Average Household Income			
1 mile	3 miles	5 miles	
\$86,778	\$75,880	\$73,299	

Source: ESRI, 2017 Estimated