



COMMERCIAL

Office Condo Investment Sale

4045 Wadsworth Blvd, Unit 205 & 250
Wheat Ridge, CO 80033



**Currently
occupied by
Family
Medicine
doctor. 2,492
RSF leased
through
12/31/21.**

Sale Price: \$170,640
Cap Rate: 6.53%
NOI: \$11,138
**Parking: Abundant; Free
surface lot**
YOC: 1961
**Taxes: \$2,062 / Yr (2018);
\$0.83/RSF/Yr**
**Assoc Fees: \$1,333/Mo (2019);
\$6.42/RSF/Yr**



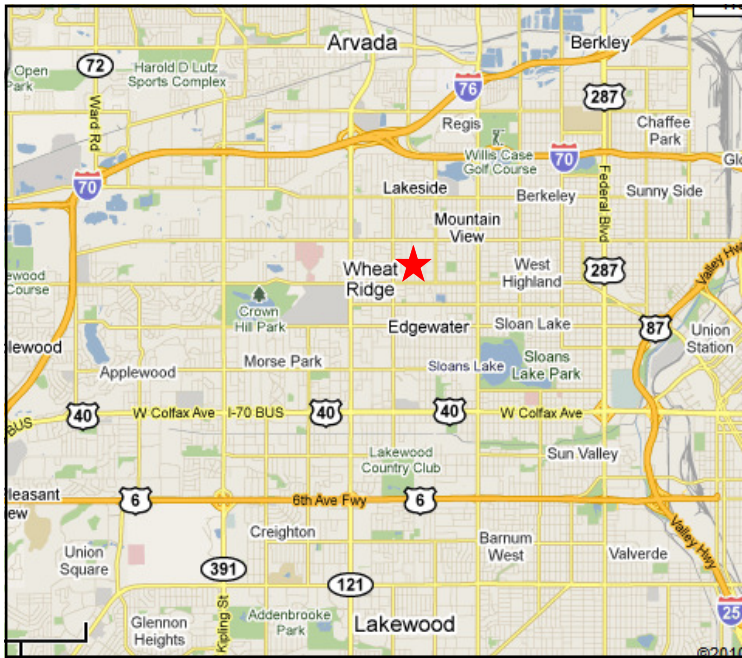
Lobby

Greg Kelly
720-297-4860
gkelly@remax.net

RE/MAX PROFESSIONALS

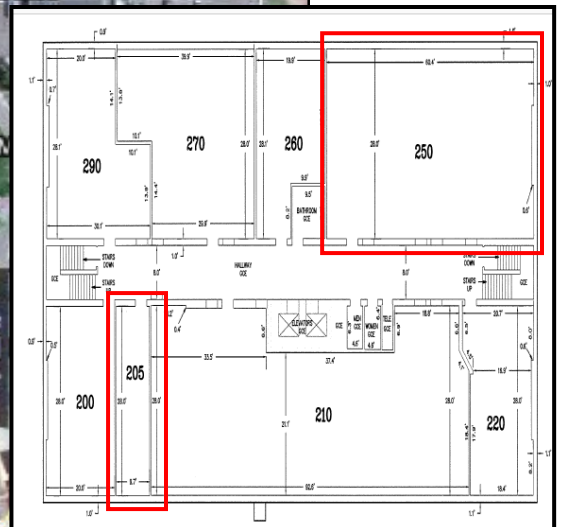
10135 W San Juan Way, Littleton, CO 80127
Tel: (303) 972-9999 Fax: (303) 972-9009

The Property information above, while not guaranteed, is from sources we believe are reliable.



Building / Area Comments:

- ◆ 2 blocks from Exempla / Lutheran Hospital
- ◆ Easily accessible via I-70 and Wadsworth.
- ◆ Close to many restaurants, retail, hotels and other amenities.
- ◆ Surrounded by high densities in well established community.



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