



1371 Hecla Drive

Unit C1, Louisville, CO

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Aerial Video Tour



View Map

Medical / Professional Commercial Condo For Sale - **Major Price Reduction**

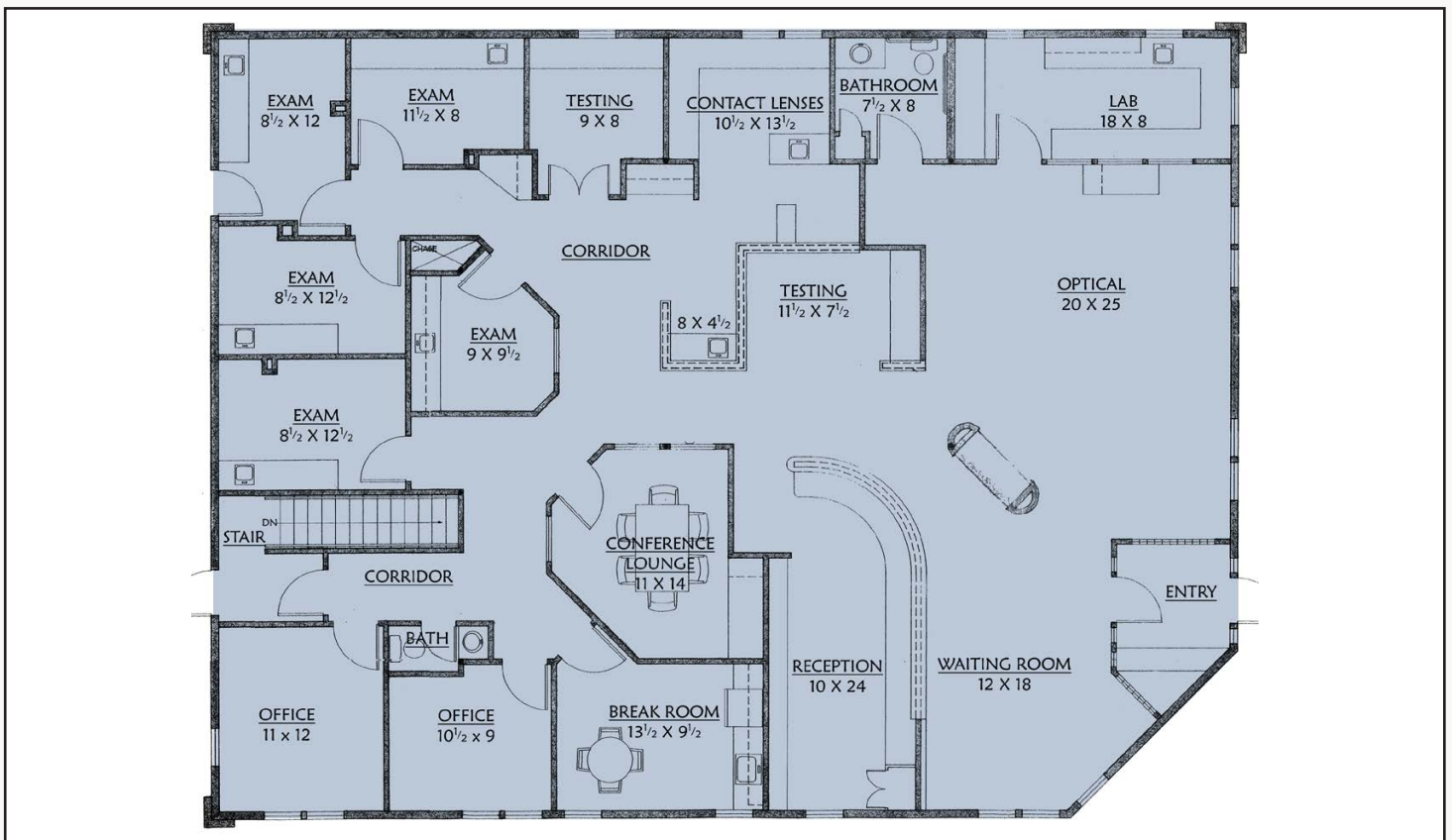
Available Space 3,830* sq. ft.

Sale Price ~~\$1,095,000~~ **\$985,000**

*Finished Space

- Current Tenant is National Eyecare Center with Lease Expiring on June 30, 2021
- Feels Like a Stand-Alone Building with Windows on 4 Sides & No Adjacent Condo Units
- Rare Ownership Opportunity Gives Buyer More Control of Occupancy Costs & Provides Tax Benefits
- Current Buildout Includes Multiple Treatment Rooms, Offices, Lab, Open / Retail Area and Built-In Reception - Great for a Variety of Medical or Professional Users
- Ample Parking
- Main Level is 3,480 sq. ft. & Basement Offers 746 sq. ft. (350 sq. ft. of Finished & 396 sq. ft. of Unfinished Space)
- 9% Cap Rate Based on Current NOI

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