

# FOR SALE & FOR LEASE

1313

Confidential listing, please do not contact Tenants Medical Office Condo

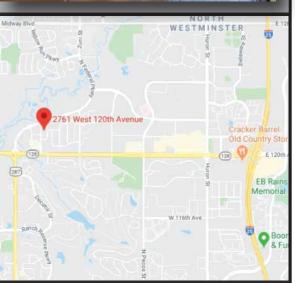
Click here to take the Virtual Tour:https://vrtourhosts.com/listing/26327

## **CONTACT INFORMATION:**

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2761 W 120th Ave. Westminster, CO 80234

## For Sale and For Lease

**Total SF:** 3,761 SF

Sale Price: \$1,195,998.00 (@ \$318.00/SF)

\$23.95 NNN Lease Rate:

**County: Adams** 2007 YOC:

Tax (2019): \$10.05/SF Association Dues (2019): \$6.88/SF

2,520 SF (Available for occupancy)

Previous oral surgeon's office: reception area, conference rooms (on glass), 7 operation rooms (4 on glass), 2 consultation rooms, wait area, filing/lab area. This suite is vacant & available for lease for immediate occupancy or an excellent opportunity to purchase the entire condo which includes Suite 115.

**Suite 115:** 1,241 SF (Currently tenant occupied)

#### **Property Description:**

- · Located in a well-established professional building with great tenant mix, Townsend Retirement Specialist, CPA/Attorney's office, general dentistry
- Elevator identity with keypad after hours entry system
- Backs to Big Creek open space & walk to FIT by Hyland Hills
- Located near lots of local restuarants & retail services



## 2761 W 120th Ave. Westminster CO 80234

Medical Office Condo

# **Demographics**

Population	1 Mile	3 Miles	5 Miles
2024 Projection	9,347	126,028	313,139
2019 Estimate	8,608	116,812	291,152
Households	1 Mile	3 Miles	5 Miles
2024 Population	3,626	47,499	115,825
2019 Estimate	3,361	44,156	107,840
Income	1 Mile	3 Miles	5 Miles
2019 Average	\$110,273	\$102,930	\$95,611

