

# 250 W. Lehow (Broadway & Belleview)

Englewood CO 80110

OFFICE BUILDING FOR SALE



- Price: \$949,500 (\$113.82/SF)
- Building Size: 8,342/SF
- Site Size: 38,238.56/SF
- Zoning: MUB2 (Mixed Use Business District)
- Taxes: \$19,685.30 2010 Due 2011
- Age: 1971 - Lower Level Renovated 2005  
Upper Level Renovated 2008
- Parking: 40 Spaces
- Roof: EPDM Roof 2005
- HVAC: 2 New HVAC 2005, 3rd HVAC Age Unknown  
All Gas Forced Air
- Features:
- \* Seller will lease back up to 1/2 of the building Long term if Buyer desires.
  - \* Street Monument Signage
  - \* 2 Floors, both Ground Level Entrances
  - \* Upgraded Interior Finishes
  - \* Extra Fenced in and Landscaped Ground Area Great for any Outside Use such as a Playground for a School or Daycare
  - \* Potential Uses: General Office, School, Daycare



**SGR**

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