

OFFICE WAREHOUSE BUILDING FOR SALE

7950 S. Lincoln St.
Littleton CO 80122



Building Size: 31,410/GSF per building blue prints
Site Size: 64,021/SF
Price: ~~\$4,250,000~~ **\$3,995,000** (\$127.19/SF)
Zoning: PD-I City of Littleton
County: Arapahoe
Age: 1982
Taxes: \$33,820.94 2018 Due 2019
Levels: Upper & lower levels are ground level
HVAC: 2 new HVAC units installed 8/2018
4 existing units - new condensing coils
Roof Age: New 8/2017 with 20 year warranty
Parking: 84 Spaces

- 17,465/SF (lower level) available for owner/user
- Access control for the building entry upstairs includes 2 way intercom to each tenant for after hour entry and remote unlock from tenant to grant access



**FOR A FULL OFFERING MEMORANDUM OR
PROPERTY TOUR PLEASE CONTACT:**



SHELDON • GOLD REALTY INC.
commercial real estate services

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COMMERCIAL OFFICE BUILDING



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