

# INVESTMENT FOR SALE LEASED MEDICAL CONDOMINIUMS

**7325 S. Pierce St., Littleton CO 80128**



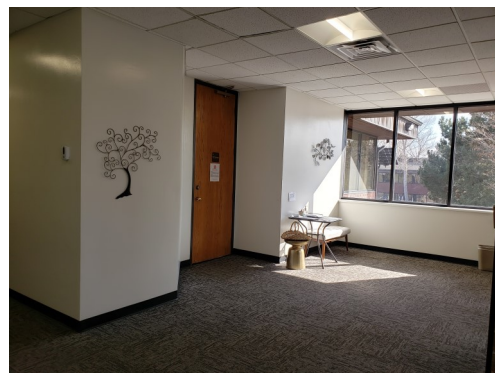
Rare opportunity for buyers with small 1031 exchange or investors with smaller amount of cash to purchase a medical leased investment! Purchase one or all of the 4 leased medical condominiums

County: Arapahoe  
Year Built: 1984  
Association Dues: \$6.26/SF/Year  
Taxes: Estimated at \$5.28/SSF  
Parking: 3.3/1,000 (total 44 spaces)

**Features:**

- Located in the heart of the Columbine neighborhood with Strong suburban Demographics
- Well known location at W. Ken Caryl Ave & Pierce St.
- 2 story brick Professional Medical Building
- Energy efficient solar powered building
- Quite, park like setting with outside picnic tables overlooking a small pond with water fountain
- Great access to Wadsworth Blvd. and C-470
- Minimal maintenance responsibilities for the investor, the association maintains the building.

UNIT	SALEABLE SQUARE FEET	PRICE	TENANT
100	1,345.78	\$285,076.58 (\$211.83/SSF)	Hearing Rehabilitation
201	1,241.14	\$337,587.50 (\$272.00/SSF)	Dr. Walter Glass DDS
204	1,073.22	\$316,312.50 (\$294.73/SSF)	Dr. Michael Bellon DDS



Eric J. Gold, President  
Mary Jo Cummings, Executive Director Brokerage Services  
**Office: 303.741.2500 Eric Cell: 303.564.8500 Mary Jo Cell: 720.220.6000**  
9025 E. Kenyon Ave., Suite 100, Denver, CO 80237  
egold@sg-realty.com mcummings@sg-realty.com www.sg-realty.com

SHELDON • GOLD REALTY INC.  
commercial real estate services



THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

COMMERCIAL OFFICE INVESTMENTS

