

Flex Condo – 70% Office / 30% Small Warehouse

7130 W 117TH AVENUE, UNIT D2, BROOMFIELD, CO 80020

PRICE REDUCED!



Overview

Hoff & Leigh brings you some of the hardest to find commercial space in the Denver metro market. This exciting property is sure to meet all of the needs of a small business looking for mostly office with a storage component. Or, demolish the small office on the 1st floor (back to storage), for a total of 1,427 SF of storage and 1,427 SF of 2nd floor office. This flex building can be a perfect fit for a business seeking office with a retail frontage and small storage at one location.

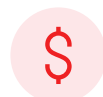
Currently approx. 1,427 SF of 2nd floor and 488 SF of 1st floor office space and 939 SF of storage space (7'-7.5' clearance), this building is ready to become home for your business for years to come. Very low owner's association dues of \$525/quarter. Enjoy easy access to the building with a 7' overhead door and entry. Easily reach the surrounding area with close proximity to Hwy 36 and surrounding dining, shops and parks. This outstanding property is currently for sale and presents a unique opportunity for the right buyer. You won't want to pass up this dream opportunity for a small business!

Call today to schedule a showing.

Highlights

- 1,915 SF of Office
- 939 SF of Storage
- 7' Overhead Door
- 2 Bathrooms
- I-2 Zoning
- 200 A, 3p Power

Property Details



Sales Price

\$409,700
\$360,000



Zoning

I-2



Building Size

2,854 SF

Rev: October 27, 2023



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Shane Robson

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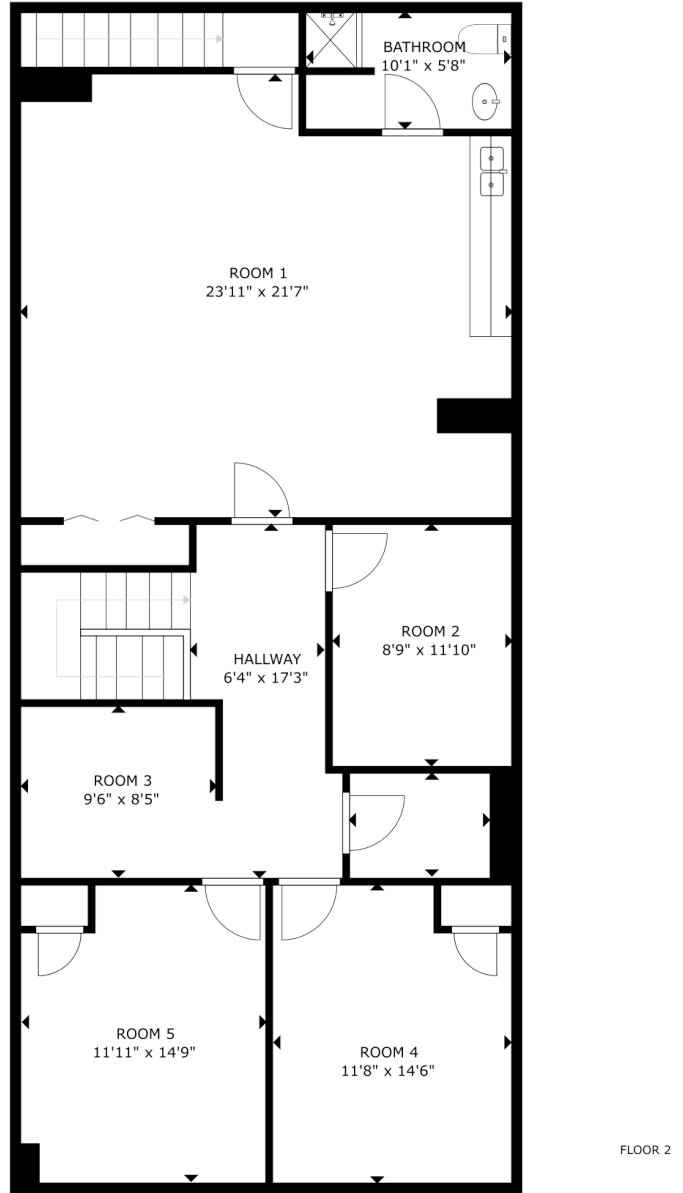
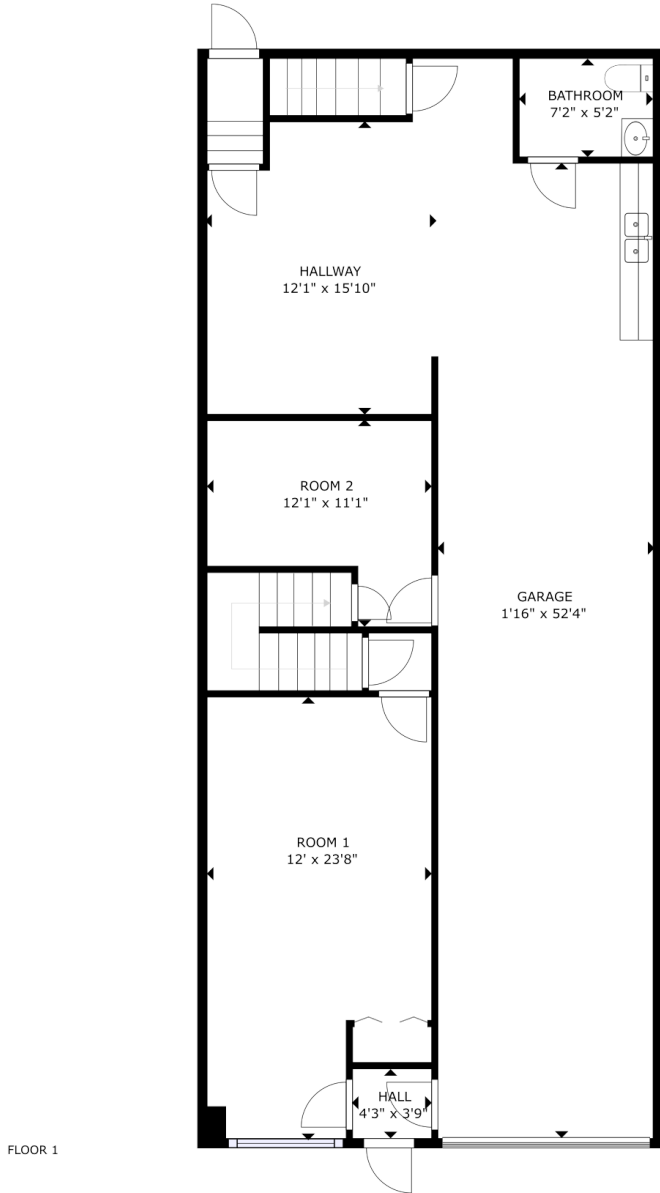
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GROSS INTERNAL AREA
FLOOR 1: 736 sq ft, FLOOR 2: 1367 sq ft
TOTAL: 2103 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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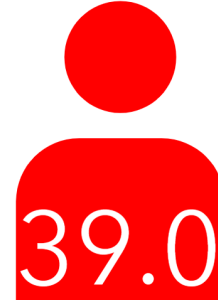
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DEMOGRAPHICS



82,852
Population



39.0
Median Age



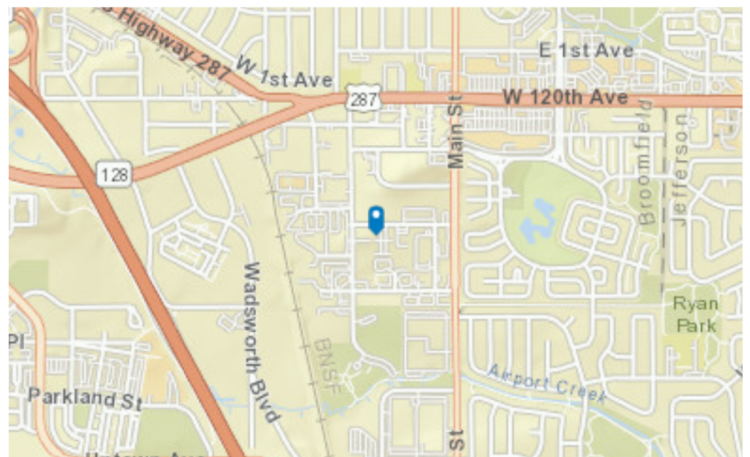
2.5
Average
Household Size



\$113,093
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W 117th Ave	13,195	0.2
W 118th Ave	16,000	0.2
Saulsbury St	396	0.3
Upham St	565	0.3
W 119th Pl	2,429	0.3



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