

Investment / Owner User Building for Sale

19600 E PARKER SQUARE DRIVE, PARKER, CO 80134



Overview

Hoff & Leigh is proud to present this rare office building for sale in Parker, Colorado. This building is ideally set up for an owner/user looking to occupy a portion of the building while being able to maximize the rest of the building as an investment. The building has a large parking lot that was recently resealed and striped. It has a covered drive thru area (from previous bank tenant) which allows for a multitude of uses. The building exterior was recently painted, the main floor received new paint and flooring in common areas and the restrooms have been completely remodeled. The building has an elevator perfect for any medical tenants and a substantial electrical service with the ability to add a generator. Currently the building is approximately 87% leased. Basement is leased by current owner and owner would be willing to extend their lease or move depending on the new owner's needs.

*There is also space available For Lease.

Property Taxes: 2024 - \$23,101

Property Details



Sales Price
\$3,200,000



Building Size
16,200 SF



Lot Size
1.0 Acre



Year Built
1981

Highlights

- Investment or Owner User
- Ample Parking
- Near Downtown Parker
- Mountain Views
- Elevator
- Patio/Balcony Space
- Easy Access to Highway 83
- Substantial Electrical Service

Rev: January 9, 2025

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.

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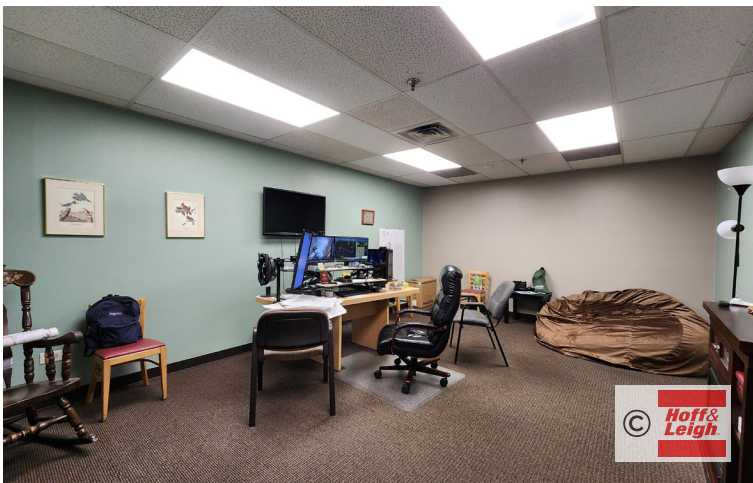
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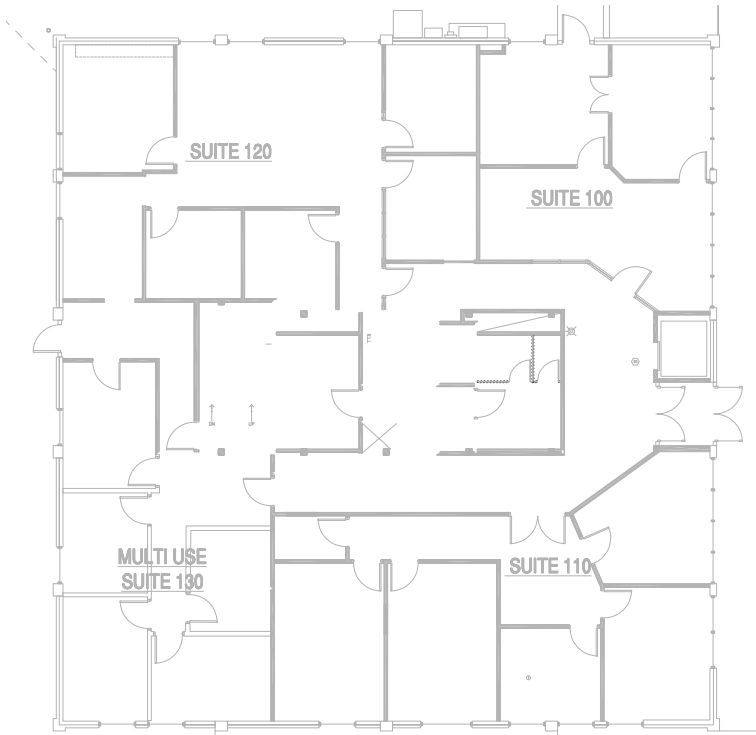
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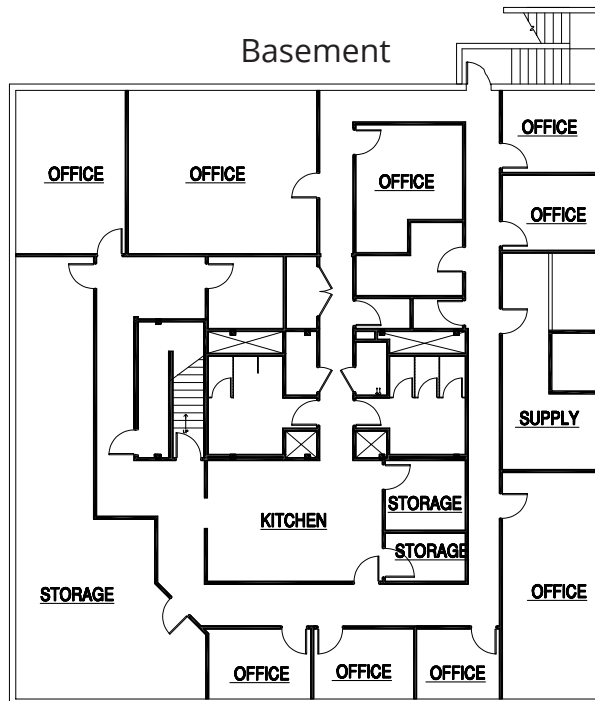
First Floor



Second Floor



Basement



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DEMOGRAPHICS



65,421
Population



37.9
Median Age



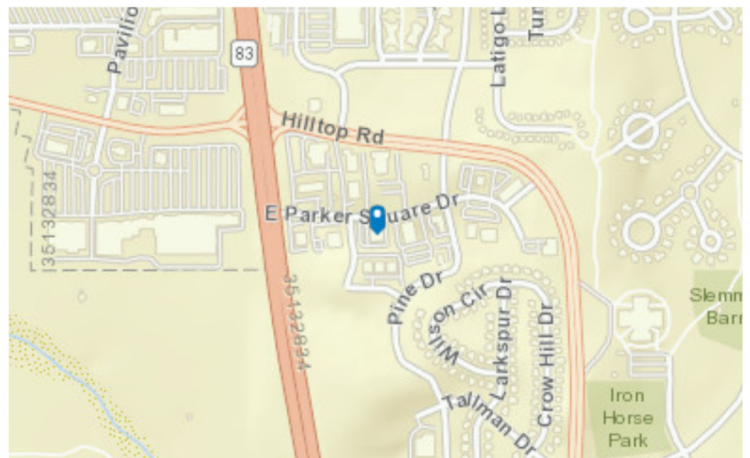
2.9
Average
Household Size



\$140,096
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Parker Square Dr	37,000	0.1
E Parker Square Dr	46,248	0.2
Parker Square Dr	40,998	0.2
E Parker Square Dr	48,892	0.2
Pikes Peak Dr	12,584	0.2



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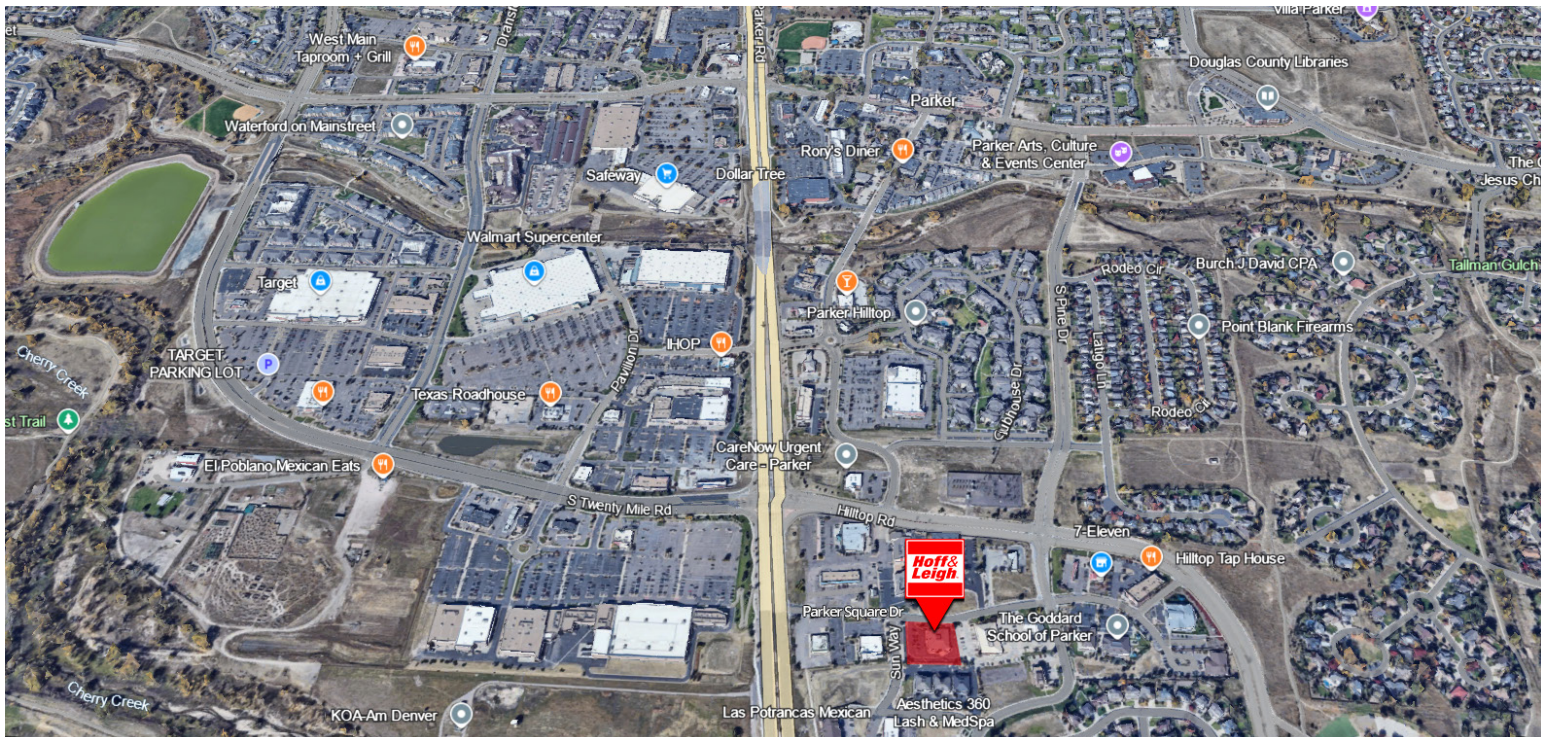
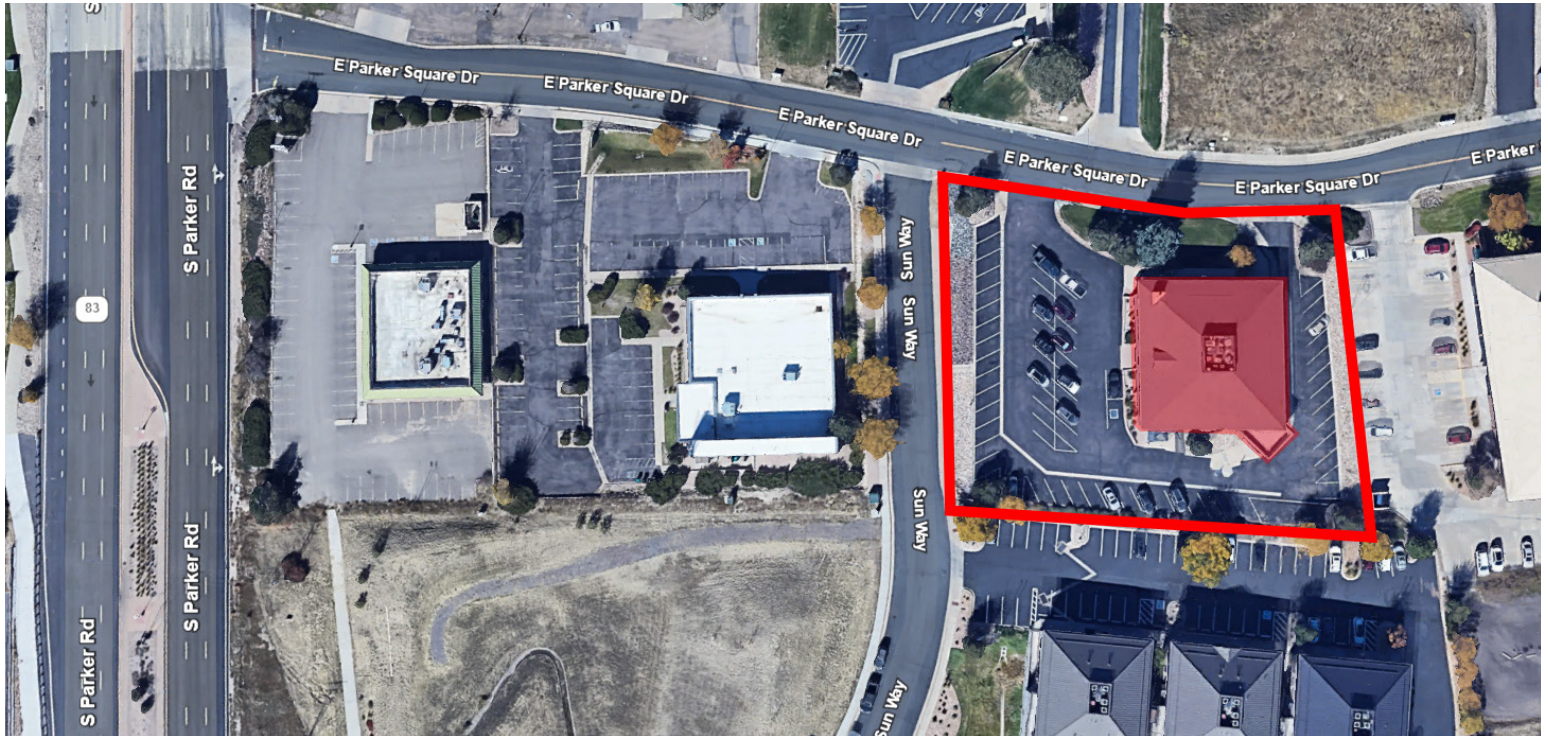
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