



OFFICE CONDO FOR LEASE/SALE

Wadsworth Professional Bldg.

4045 Wadsworth Blvd #300 | Wheat Ridge, CO 80033



CONTACT:

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UNIQUE PROPERTIES

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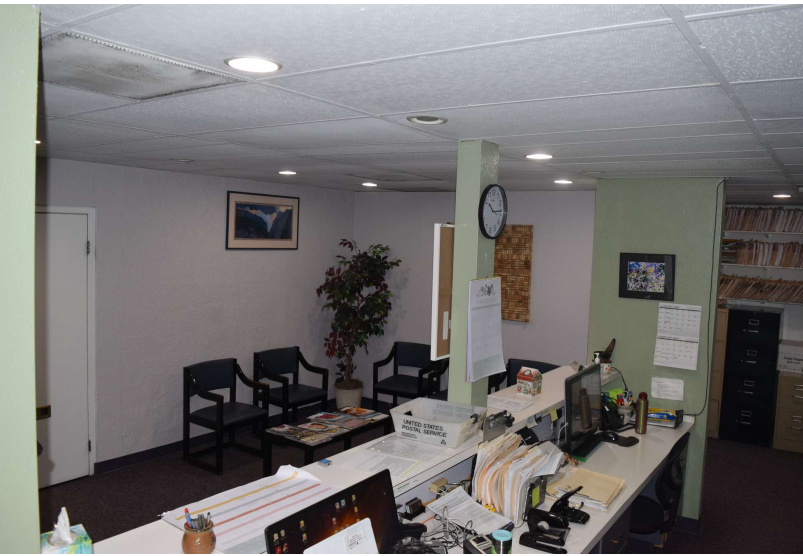


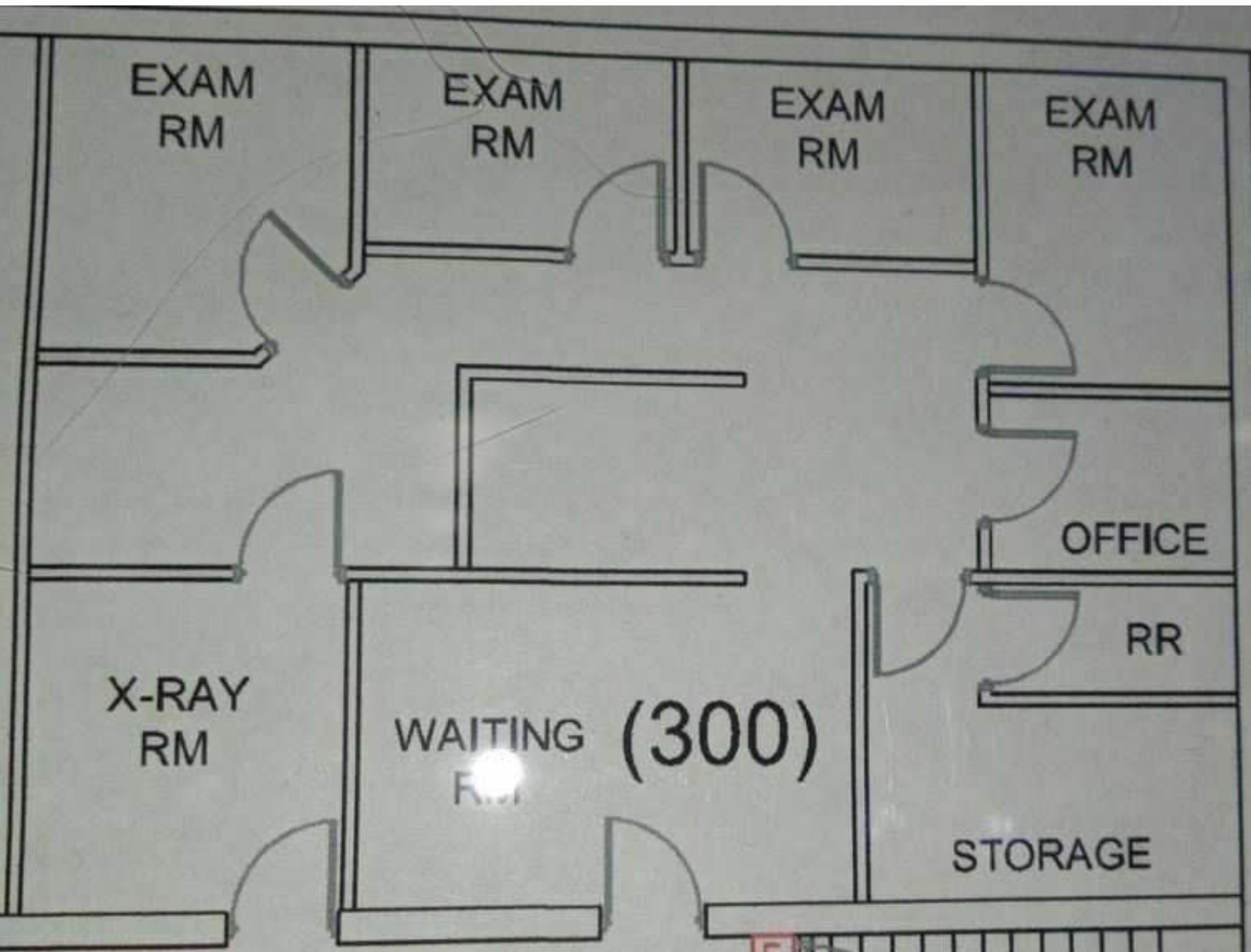
OFFERING SUMMARY

Lease Rate:	\$1,125 per month plus electric
Unit #300:	1,125 Square Feet
Sale Price:	\$98,000
Building Size:	39,168 SF
Association Dues:	\$1,014 per month
Property Taxes:	\$1,606 per year*
County:	Jefferson
Building Class:	C
Year Built:	1961
Renovated:	2001
ADA:	Yes

PROPERTY HIGHLIGHTS

- 1,125 SF office condo for Sale/Lease
- Motivated Seller! Was \$140,625 and now just \$98,000!
- Minutes from Exempla Lutheran Medical Center
- Professional or Medical Suites Available
- Great Identity with Abundant 5:1,000 Parking Ratio
- Investor or Owner User Opportunity
- Remodeled Building in 2001, Direct Access from I-70 & Wadsworth
- 1,125 SF office condo for Sale/Lease

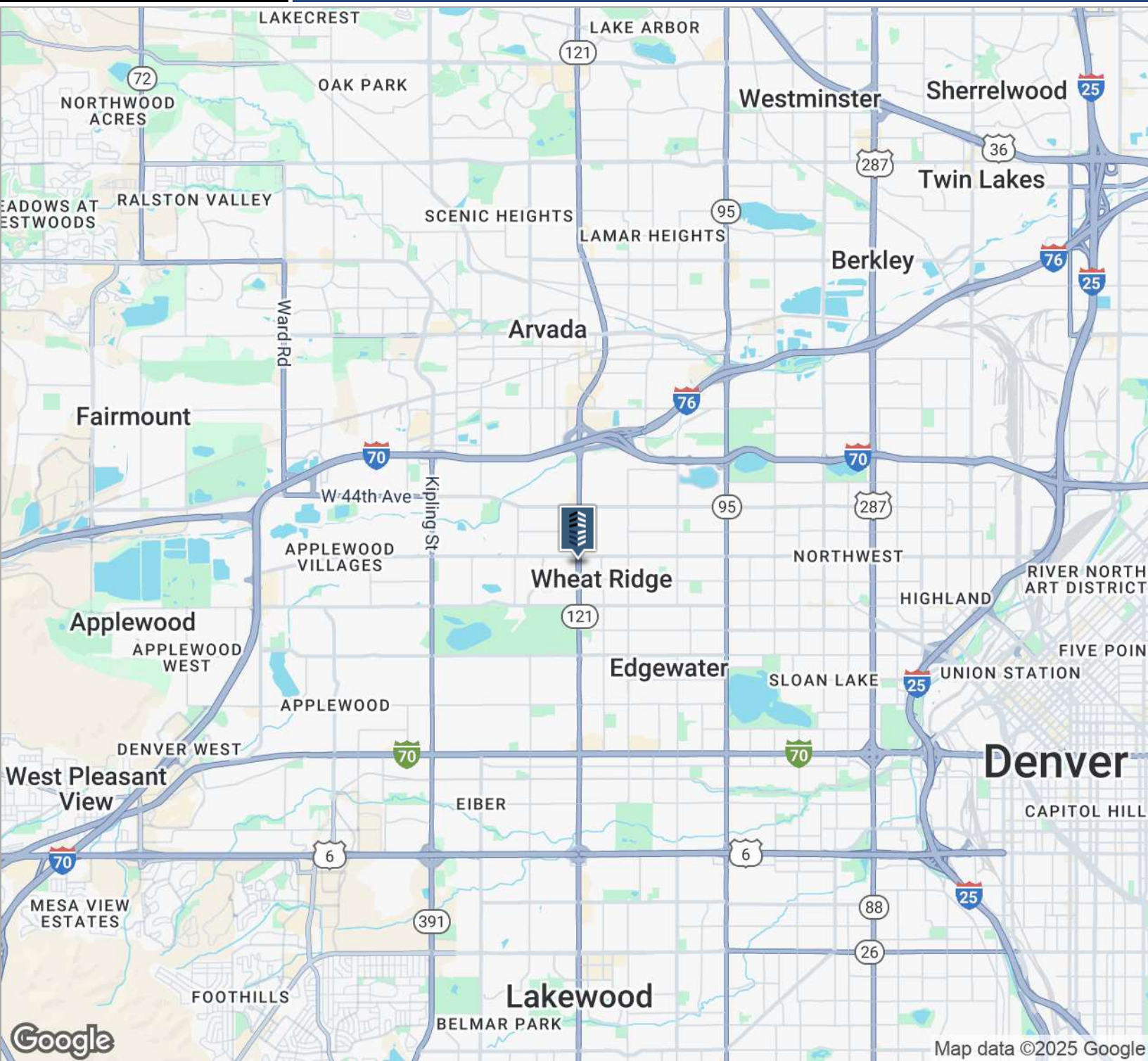






	1 MILE	3 MILES	5 MILES
Total population	9,273	92,110	264,704
Median age	37.5	41.4	39.8
Median age (male)	35.4	39.3	38.4
Median age (female)	42.2	43.6	41.0





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