



FOR SALE

Wadsworth Professional Bldg.

4045 Wadsworth Blvd #311 | Wheat Ridge, CO 80033



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

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UNIQUE PROPERTIES

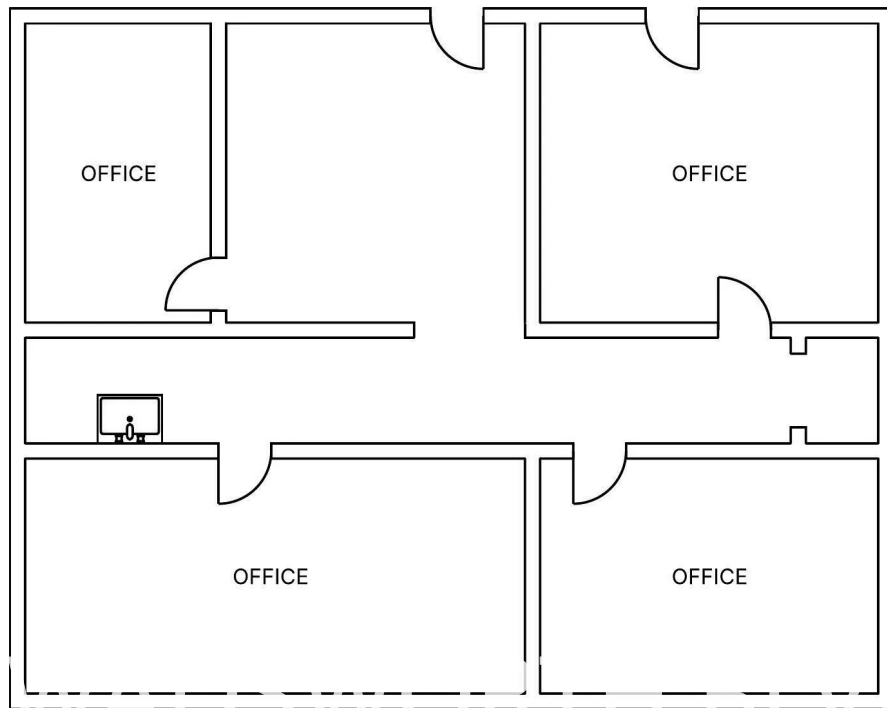
400 S. BROADWAY

DENVER, CO 80209

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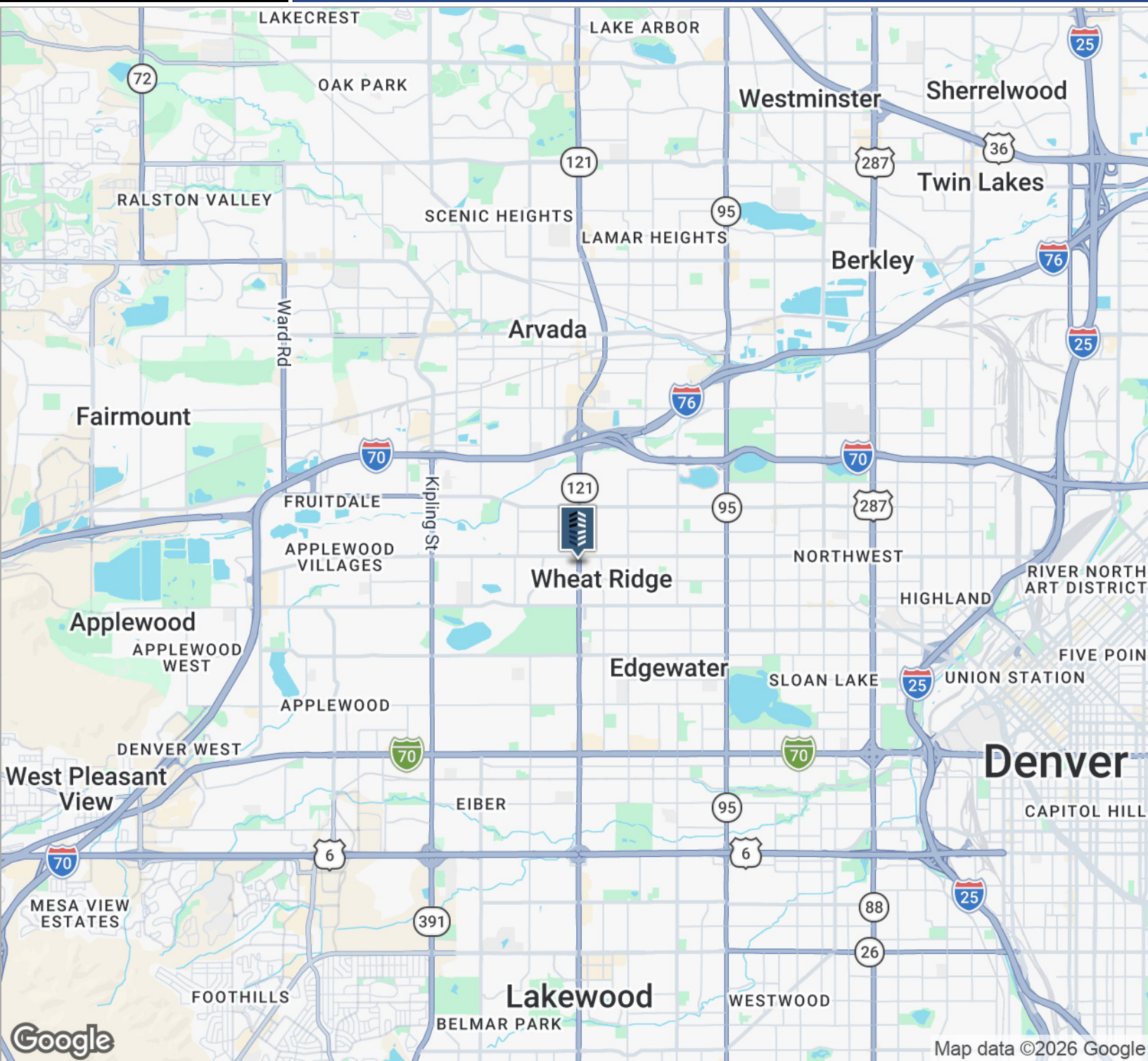
OFFERING SUMMARY

Sale Price:	\$135,000
Building Size:	857 SF
Association Dues:	\$851 per month
Property Taxes:	\$1,889 per year
Building Class:	C
Elevator Service:	Yes
Year Built:	1961

PROPERTY HIGHLIGHTS

- 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
- 857 sf available for sale
- Layout includes 3 private offices, a conference room, a reception area, kitchenette and small storage closet.





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