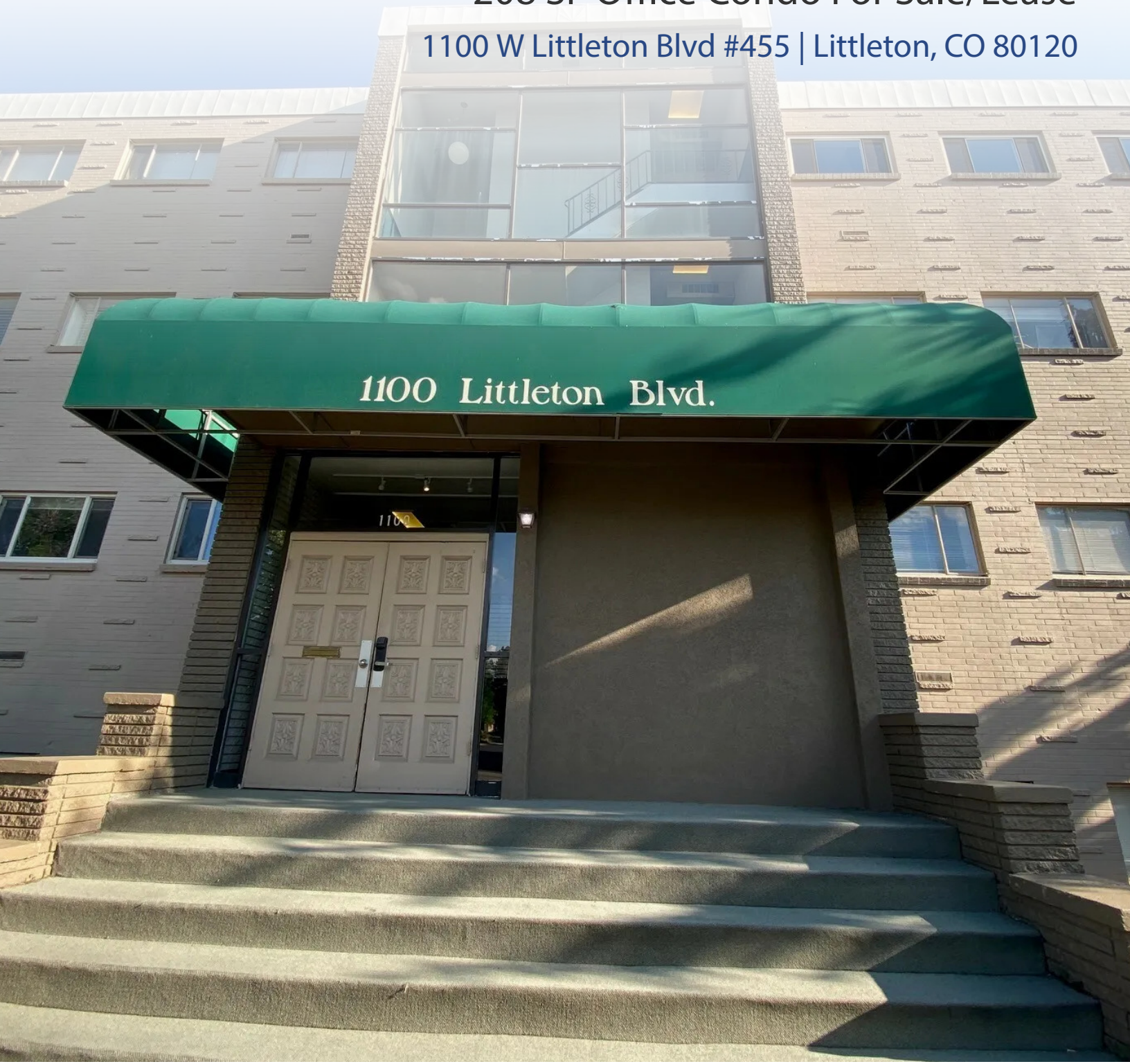




FOR SALE/LEASE

208 SF Office Condo For Sale/Lease

1100 W Littleton Blvd #455 | Littleton, CO 80120



CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

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WWW.UNIQUEPROP.COM



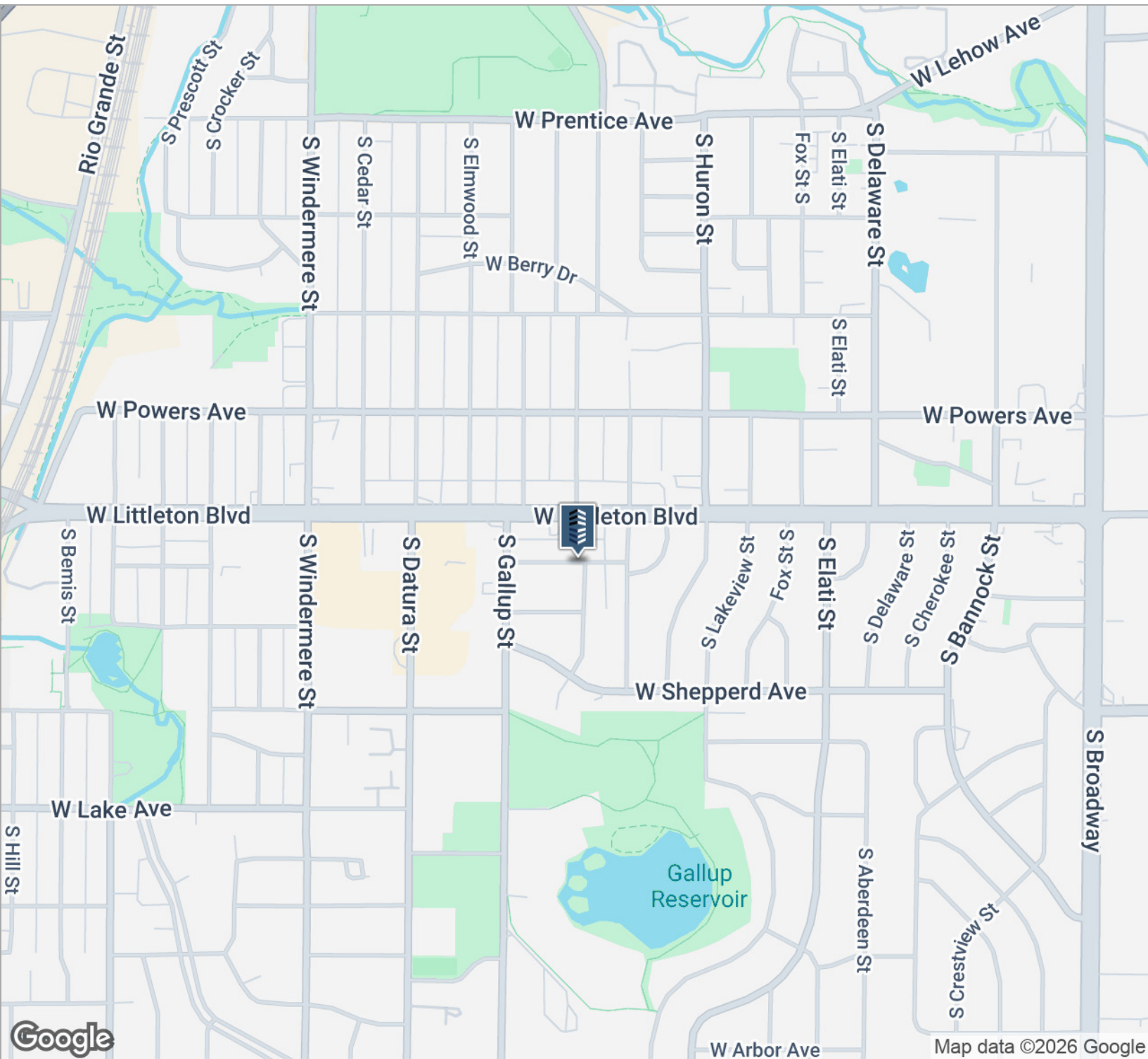
OFFERING SUMMARY

Available SF:	208 SF
Price:	\$69,000
Parking:	On and off street
ADA Access:	No
Suite:	#455
Building Class:	C
Property Taxes:	\$746 per year
Association Dues:	\$135/month
Zoning:	B-2
Lease Rate:	\$450/mth Gross

PROPERTY HIGHLIGHTS

- Price reduced from \$87,000 to just \$69,000!
- For lease at just \$450/mth gross (includes utilities)
- Minutes from downtown Littleton & Light Rail (Littleton Downtown Station)
- Located on RTD bus route #66
- High traffic counts of 25,129 vehicles per day in 2025 (S. Hickory Way E. & W. Littleton Blvd)
- Fourth floor office in a fantastic location in Littleton, minutes from Downtown Littleton and Light Rail. HOA FEE (\$135/month) includes, electricity, heat, A/C, trash, snow removal, water, professional cleaning of common space, and sewer. A perfect office space to occupy or for rental. Nice Mountain Views!





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