

KEN CARYL

Professional Center

LITTLETON • COLORADO

**SELLER FINANCING
AVAILABLE**

~~\$850,000~~

PRICE NEGOTIABLE

4,800 SF FOR SALE

Great for:

PRIVATE GOLF SIMULATOR CLUB
CAR COLLECTION & SHOWROOM
PERSONAL WAREHOUSE/CLUBHOUSE

navpoint
REAL ESTATE GROUP

PRESENT ALL OFFERS, MOTIVATED SELLER

Property *Highlights*



Incredible small unit ownership opportunity



Excellent Southwest location in Ken Caryl Ranch



Easy access to C-470 via Kipling & Ken Caryl Ave



Walking/biking distance to restaurants & shopping



Common Areas & Landscaping Upgrades Completed 2023



Many Allowable Uses



10499 Bradford Rd *Unit 103*

**SELLER SAYS
GET IT
SOLD!**

OVERVIEW

ADDRESS: **10499 Bradford Rd, #103**
Littleton, CO

PRICE: ~~\$850,000~~
Price Negotiable

COUNTY: Jefferson

YEAR BUILT: 1981

UNIT SIZE: +/- 4,800 SF

ZONING: PD

HIGHLIGHTS

- **PERFECT FOR PERSONAL WAREHOUSE/CLUBHOUSE OR PRIVATE GOLF SIMULATOR CLUB**
- Open Bullpen Office
- Warehouse Area with Drive-In Door
- One Overhead/Drive-In Door
- Private Entrance
- Access to common area restrooms
- Open Office concept

POTENTIAL TO ACQUIRE THE ADJACENT LOT DIRECTLY ACROSS FROM THE UNIT AT A STEEP DISCOUNT

Ownership *Dues*

\$3,849.26/MONTH

Ownership Dues include: Utilities, HVAC maintenance, snow removal, landscaping, and common area janitorial.

THE ONLY OWNERSHIP COSTS OUTSIDE OF DUES ARE TAXES PAID DIRECTLY TO THE COUNTY AND PREMISE INSURANCE.

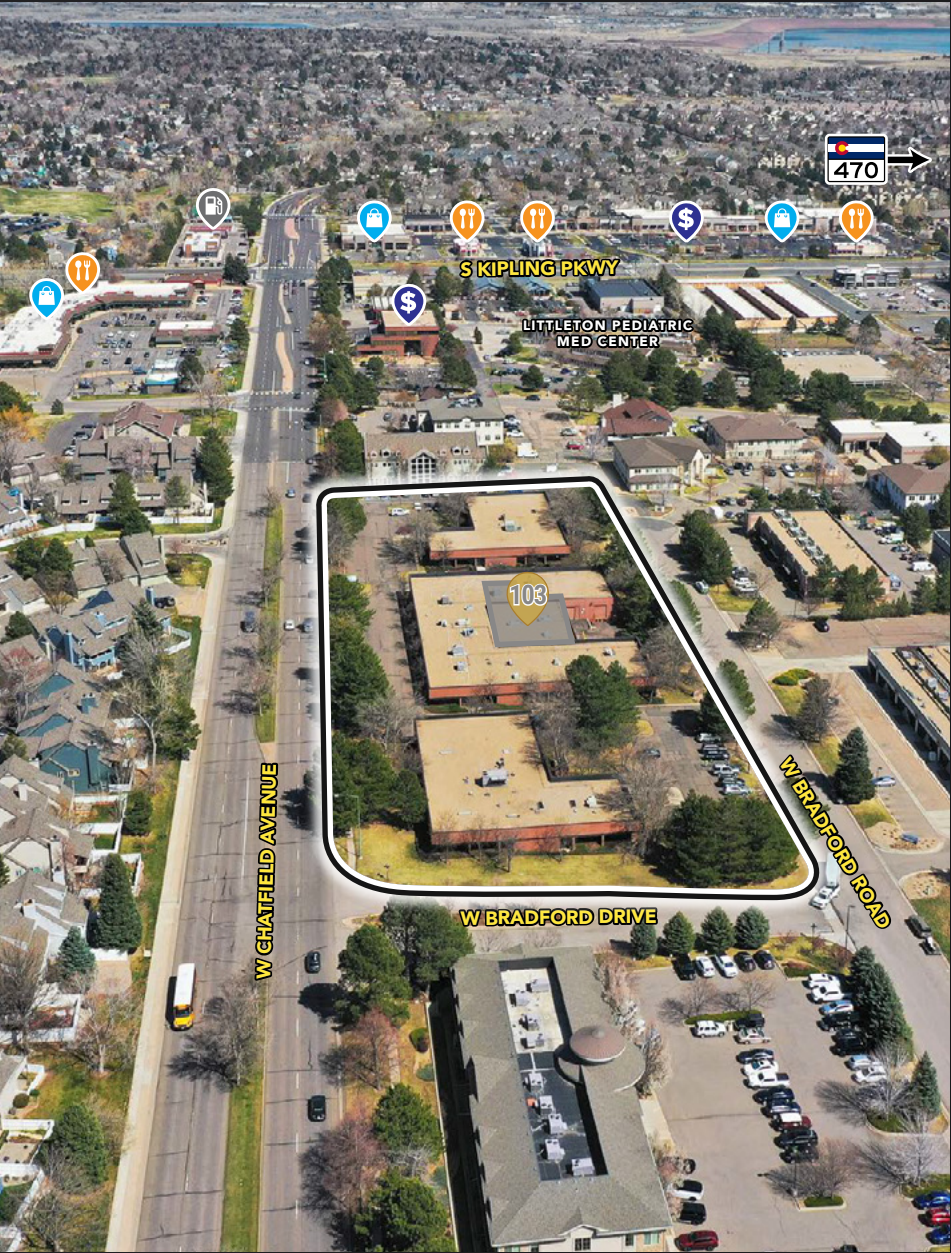
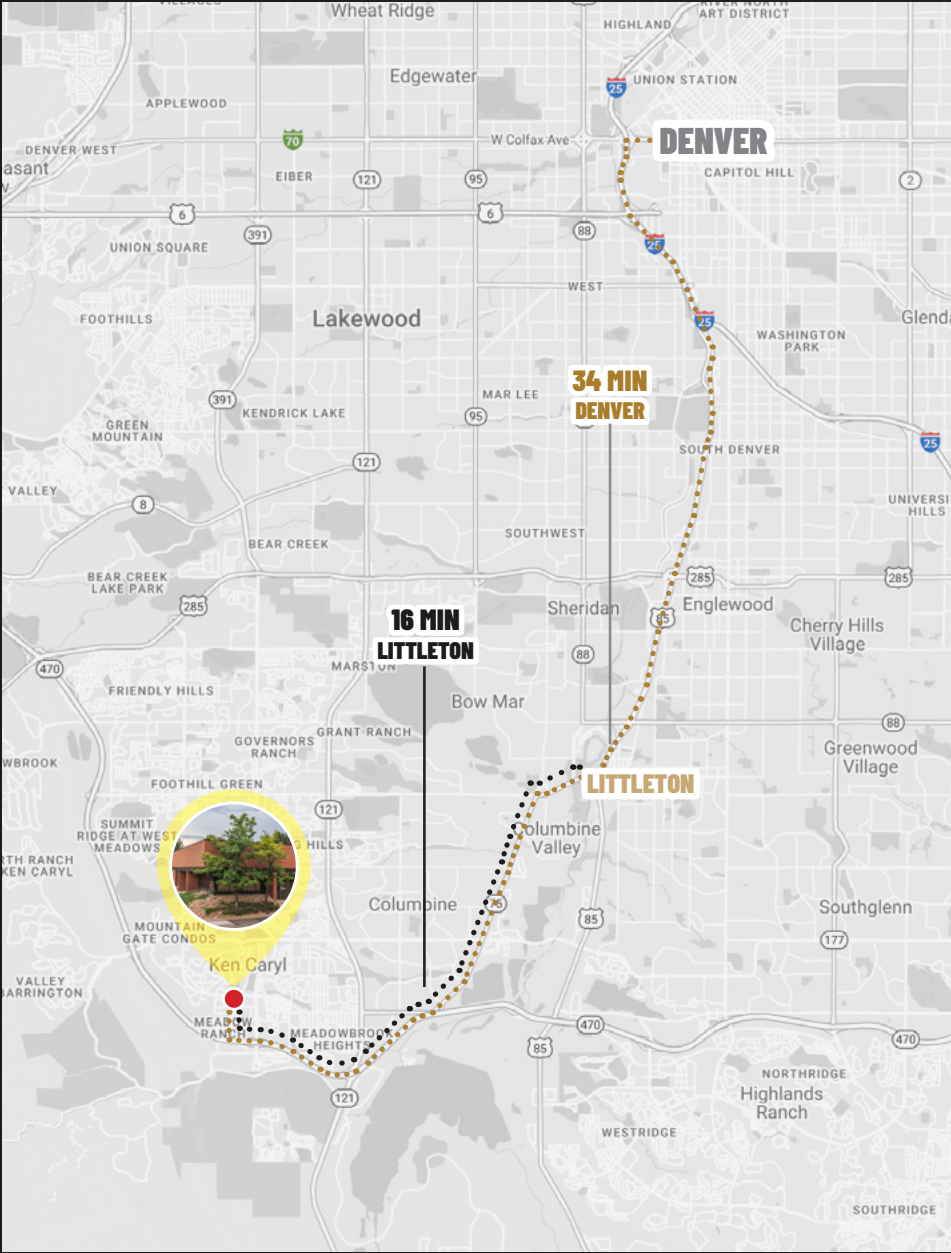


Unlimited *Possibilities*

IMAGES ARE SUGGESTIONS AND NOT ACTUAL FINISHES IN THE SPACE.



Location Overview





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