

8321 SANGRE DE CRISTO ROAD
Littleton, Colorado 80127

\$2,250,000

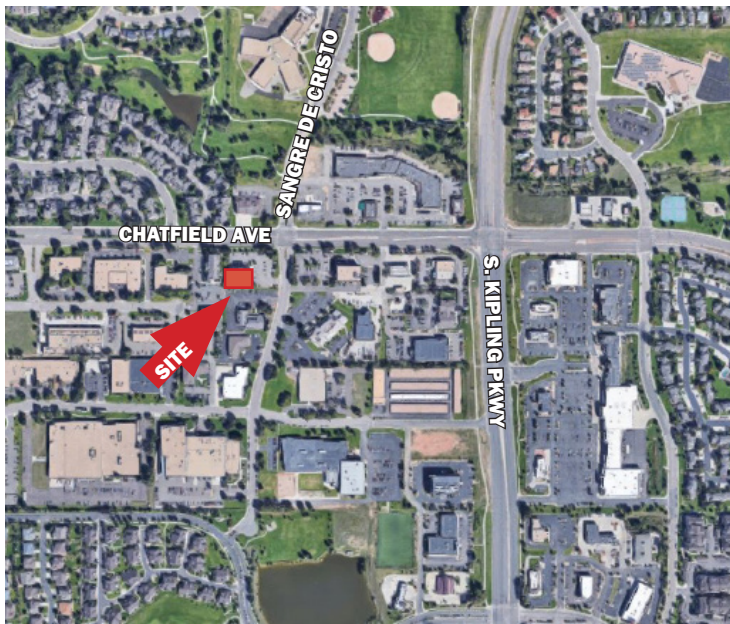
PROPERTY FEATURES

- Great Location Near C-470 and South Kipling Parkway
- Walking Distance to Retail, Banks and Restaurants
- Atrium Lobby Full of Natural Light
- 100% Leased to 8 Tenants



BUILDING SPECIFICATIONS

Sale Price:	\$2,250,000
Existing CAP Rate:	6.75%
Building Size (Jefferson County):	20,396 SF
Rentable Square Feet:	17,969 SF
Land Size:	.94 acres
Zoning:	Planned Development
Stories:	3
Elevator:	One
Parking:	3.5/1,000 SF
2023 Property Taxes:	\$48,992



FOR MORE INFORMATION CONTACT:

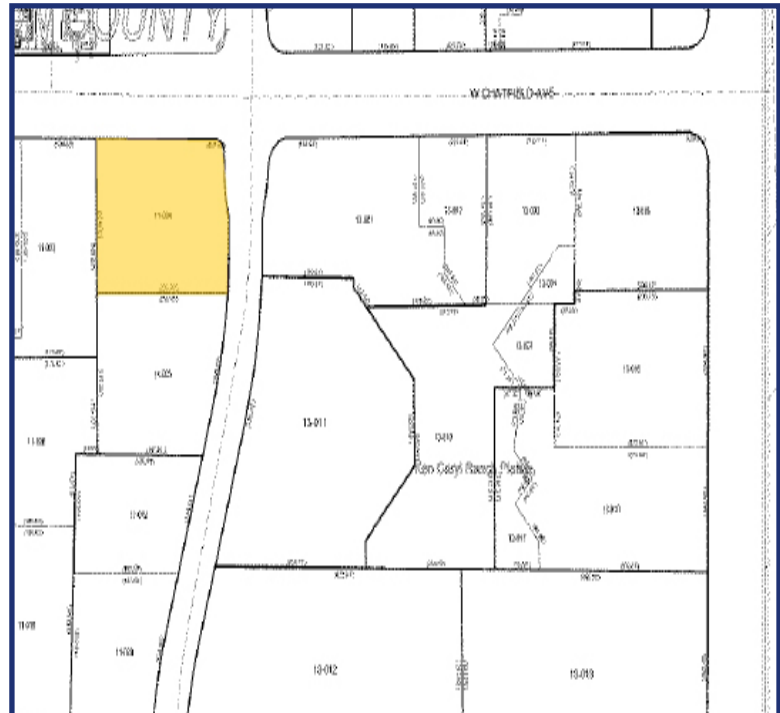
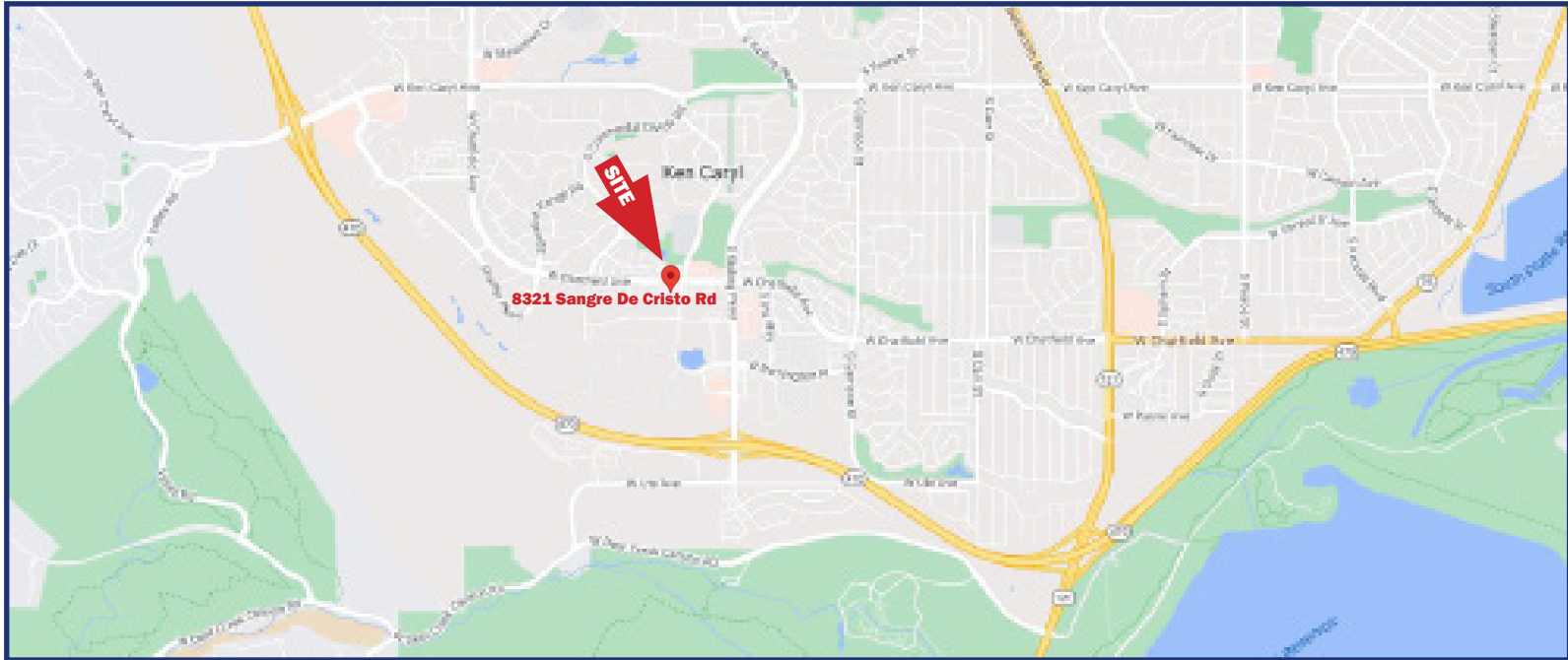
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