## **MEDICAL OFFICE FOR SALE**

4535 S. Kipling Pkwy, Littleton, CO 80127



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## SALE INFORMATION

| <b>Building Size:</b> | 3,234± SF               |
|-----------------------|-------------------------|
| Lot Size:             | 0.30 Acres / 13,170± SF |
| Parking:              | 11 spaces               |
| Taxes:                | \$16,291 (Payable 2023) |
| YOC:                  | 1964                    |
| Zoning:               | PD                      |

## FOR SALE: \$800,000 (\$247.37 PSF)

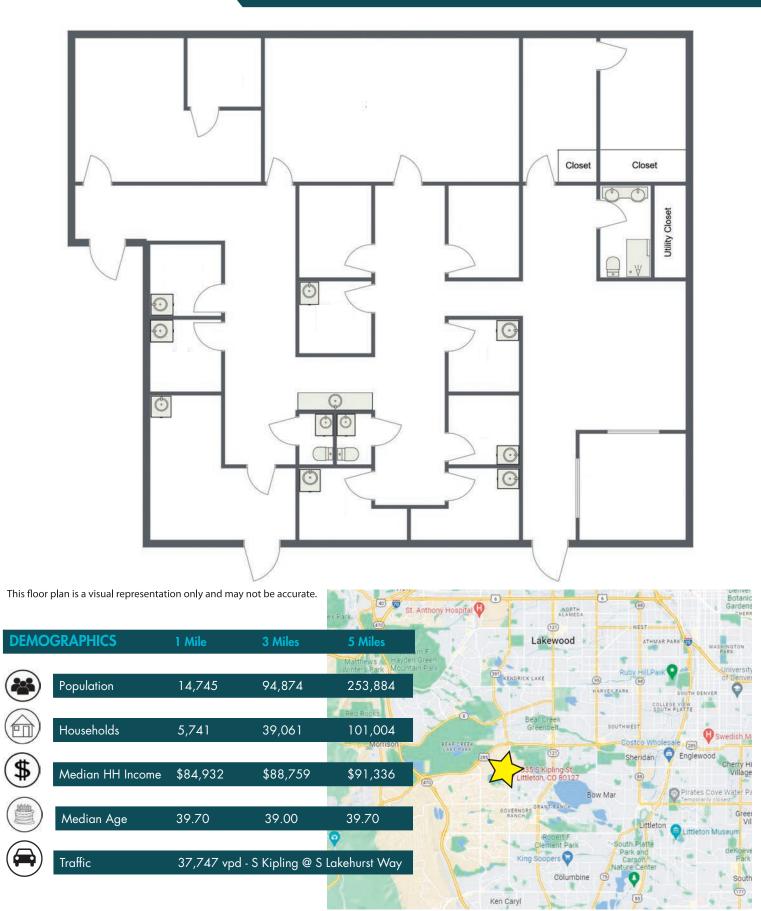
Great Littleton location 1.5 Miles South of Hwy 285 on Kipling Pkwy at a signalized hard corner. This Medical Office Building features eight (8) exam rooms that include sinks, four (4) private offices, three (3) bathrooms (one with a shower), a reception, a nurses station, and a large storage room.

Perfect for medical practice, veterinarian, or small hospital. PD allows for medical use.

Fuller Real Estate (303) 534-4822 Click for Brokerage Disclosure Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com



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