

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

MEDICAL OFFICE FOR SALE

4535 S. Kipling Pkwy, Littleton, CO 80127



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

SALE INFORMATION

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

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
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This floor plan is a visual representation only and may not be accurate.

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population 14,745 94,874 253,884



Households 5,741 39,061 101,004



Median HH Income \$84,932 \$88,759 \$91,336



Median Age 39.70 39.00 39.70



Traffic 37,747 vpd - S Kipling @ S Lakehurst Way

