

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

OFFICE CONDO FOR SALE

11178 Huron St, Suite 6, Northglenn, CO 80234



www.FullerRE.com



Property Information

Quaint two level office condo located in Office Plaza North on the southeast corner of Huron St and Community Center Dr. Great opportunity for a business to own and operate their business out of this 1,796 SF office condo. The new owner could occupy one level and lease the other level out for additional income. The HOA fee covers all exterior maintenance and keeps up the beautiful surrounding courtyard.

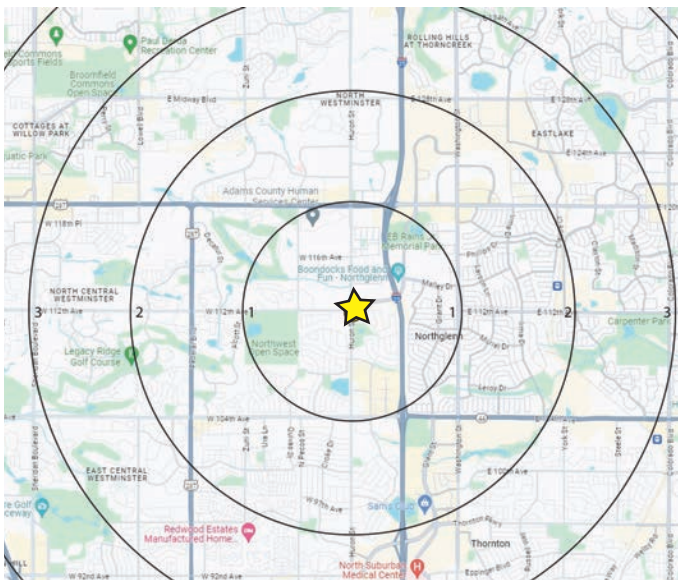
Office Condo:	1,796± SF
Bldg Size:	21,619± SF
YOC:	1984
Parking:	50 Surface - 2.33/1,000 SF
Taxes - 2023:	\$8,578 (payable in 2024)

\$325,000

Fuller Real Estate
(303) 534-4822

Brokerage
Disclosure

Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,779	136,169	342,942
Households	6,406	51,833	124,924
Median HH Income	\$67,392	\$73,447	\$82,374
Median Age	35.60	36.40	36.40
Traffic	22,507 VPD - Huron St @ W 112th Ave		