

DTC Office/Condo Building For Sale

6426-6436 S. Quebec St., Bldg. 6, Centennial, CO 80111



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Aerial Photography by www.AerialDroneClick.com



For Sale: \$1,600,000 (\$88.77/SF)

BUILDING OVERVIEW

Total Building SF:	18,024± SF
Available SF:	7,155± SF
Occupancy:	61%
Lot Size:	0.207± Acres
YOC:	1981
Parking:	44 Surface
NOI:	\$38,214 (2024)
Taxes:	\$28,880.48 (2024)
HOA:	\$4,467/mo.
Roof:	2022

PROPERTY HIGHLIGHTS

- Excellent opportunity for an owner/user or value-add investor.
- This building is part of the Greenwood Executive Park Office Condominium Complex.
- Flexible leases in place.
- HOA covers all exterior maintenance including roof and internal water.
- Seller financing available.
- Abundant parking.
- Great location, walking distance to retail, restaurants, Fiddler's Green

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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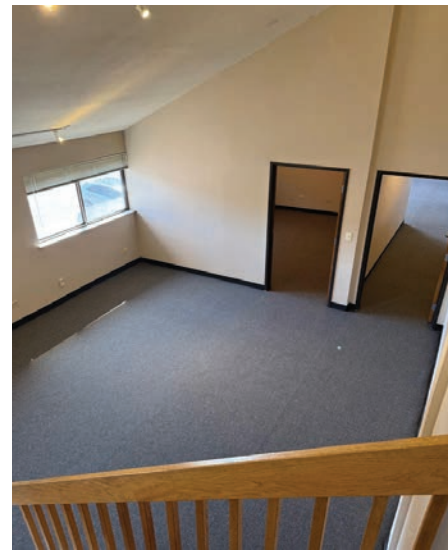
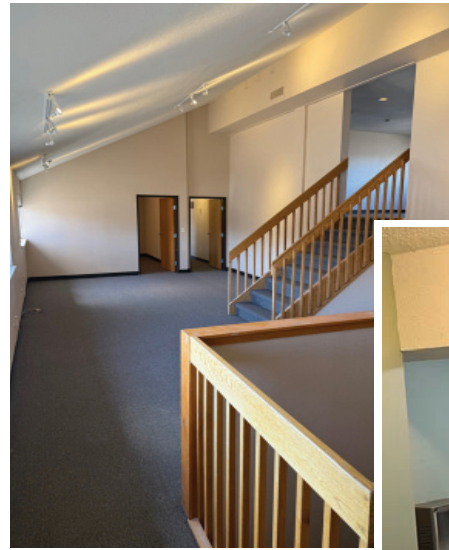
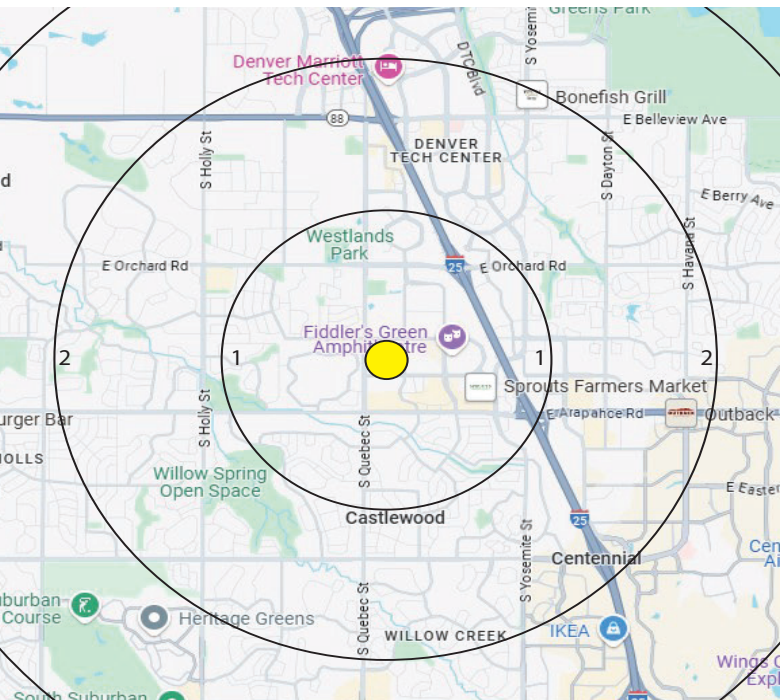
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	10,409	91,770	248,828
 Households	4,218	39,317	104,571
 Median HH Income	\$120,528	\$112,723	\$103,815
 Median Age	40.70	40.90	40.20
 Traffic	22,007 vpd - S. Quebec St. at E. Euclid Ave. (2022)		

Source: CoStar 2024

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