

OFFICE BUILDING FOR SALE

1019 8th St. Golden, CO 80401

RE/MAX

COMMERCIAL



\$ 1,275,000

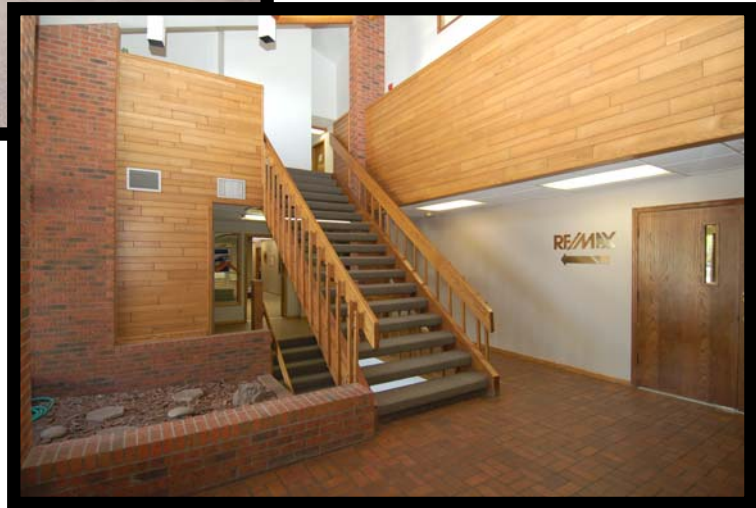
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www.RealEstateInvestmentsForYou.com



Nestled just 2 blocks North of beautiful downtown Golden, Colorado this 12,370 square foot building sits on .562 acres. Built in 1982 this office building has 3 levels, 38 offices, 6 restrooms, 3 kitchens, 1 shower, 1 storage room and 1 mechanical room. It has 34 parking spaces and a long history of high occupancy. Taxes for 2005 were \$20,860. The current owners have recently completed lots of upgrades; newer carpet, newer paint, commercial grade gutters, and new A/C units. For a complete package please go to the website listed above.

The information in this brochure is deemed to be reliable. Buyer is responsible for verifying all information.