

Excellent Owner/User Building8810 E Hampden Ave
Denver, CO 80231

Listing #1740659

Status: Active

Excellent Owner/User Building

Office For Sale

Subtype(s): Office Building

**Property Overview:**

Six year old investment or owner/user building in an excellent location. The property is designed with 4 separate individual HVAC systems, security system, restrooms with a shower in each, business marquis sign in front of the building, offset from the main streets for a more quiet environment. Easily can be a multi-tenant building. Fully sprinklered landscaping system, a lot of perimeter glass, nice curb appeal. Abundant restaurants in the area along with other office space. At the intersection of E. Hampden and Yosemite.

Location

Street Address 1	8810 E Hampden Ave	State or Province	CO
Country	USA	Municipality/City	Denver
Postal Code	80231	Nearest MSA	Denver-Aurora
County	Denver		

General Information

Listing Name	Excellent Owner/User Building	Office Type	Office Building
Property Use Type	Business, Investment	Class of Space	Class B
Gross Building Area (GBA)	6,373 SF	Building Size (RSF)	5,921 SF
Total Land Size	24,376 SF	Sale Price	\$1,190,000
Sale Terms	Cash to Seller, Other	Zoning	B2

Area & Location

Market Type	Medium	Property Located Between	E. Hampden and Yosemite
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Side of Street	South	Road Type	Highway
Property Visibility	Good	Transportation	Bus
Highway(s) Access	I-225 and I-25	Airports	DIA, Centennial
Site Description	Infill commercial site	Area Description	Primarily retail/office

Building Related

Total Number of Buildings	1	Number of Stories	1
Typical Square Feet per Floor	6,373	Year Built	2002
Roof Type	Hip	Construction/Siding	Brick
Exterior Description	Attractive brick/stucco/glass exterior	Parking Ratio	2.50
Parking Type	Surface	Parking Description	Front and Side
Total Parking Spaces	15	Ceiling Height	8
Heat Type	Gas	Heat Source	Other
Air Conditioning	Package Unit	Internet Access	DSL
Interior Description	Commercial grade carpet on all floorings, painted drywall interior.		

Land Related

Zoning Description	City and County of Denver, B-2	Topography	Gently Sloping
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Financial

Real Estate Taxes - Annual(\$)	\$16,643	Assessment Year	2007
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Tenant Profile

Tenancy	Multiple Tenants	Percent Occupied	50%
Smallest Unit Available	961		



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