



FOR SALE | OFFICE CONDO

\$399,900

35715D US 40, Unit 304, Evergreen, CO 80439



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Executive Summary



OFFERING SUMMARY

Sale Price:	\$399,900
Year Built:	1997
Building Size:	32,799 SF
Available SF:	2,036 SF
Zoning:	C
Market:	Denver
Submarket:	Foothills

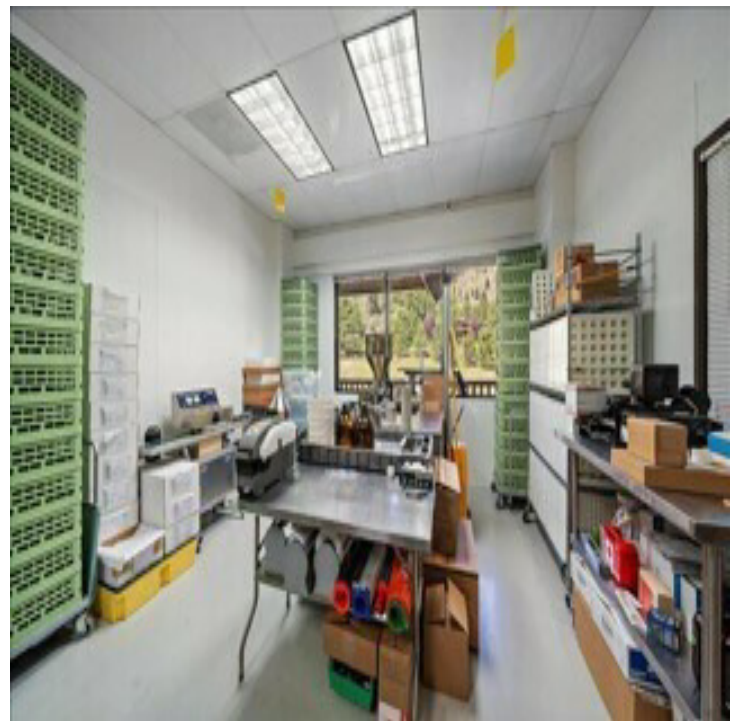
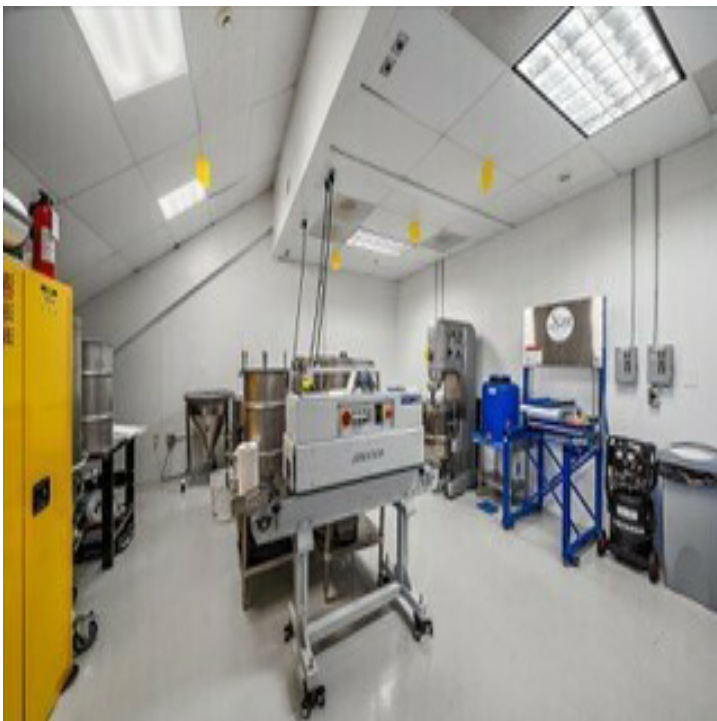
PROPERTY OVERVIEW

- * A premier commercial/industrial unit available For Sale
- * This modern office condo offers 2,036 sf of ample light
- * Located in Clear Creek County, with low taxes and easy access to Denver and Western Colorado.

LOCATION OVERVIEW

Located just off I-70 in the Floyd Hill Business Park, this office building is conveniently located near Evergreen, Idaho Springs and the West Denver area.

Additional Photos



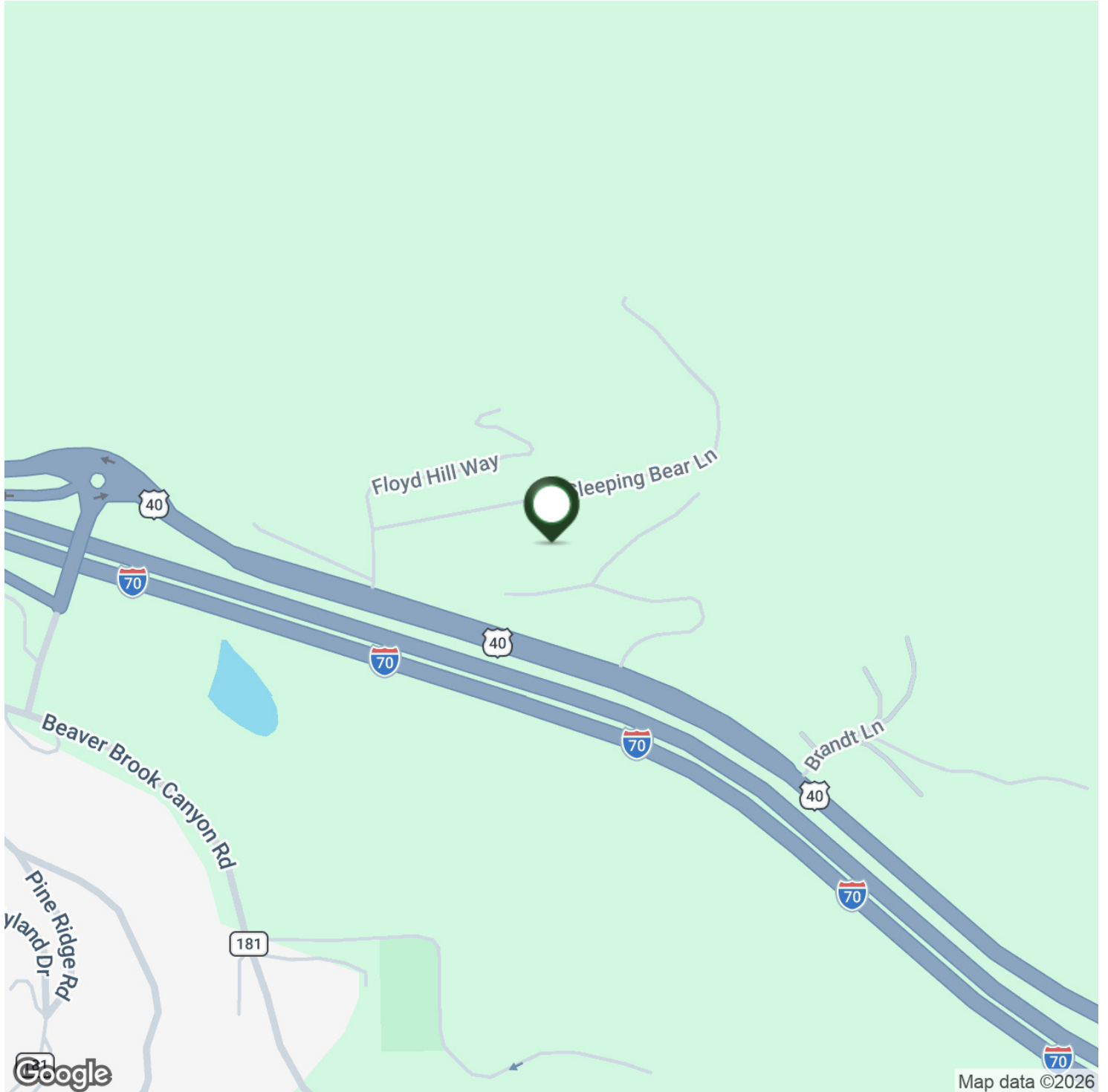


FOR SALE | OFFICE CONDO

\$399,900

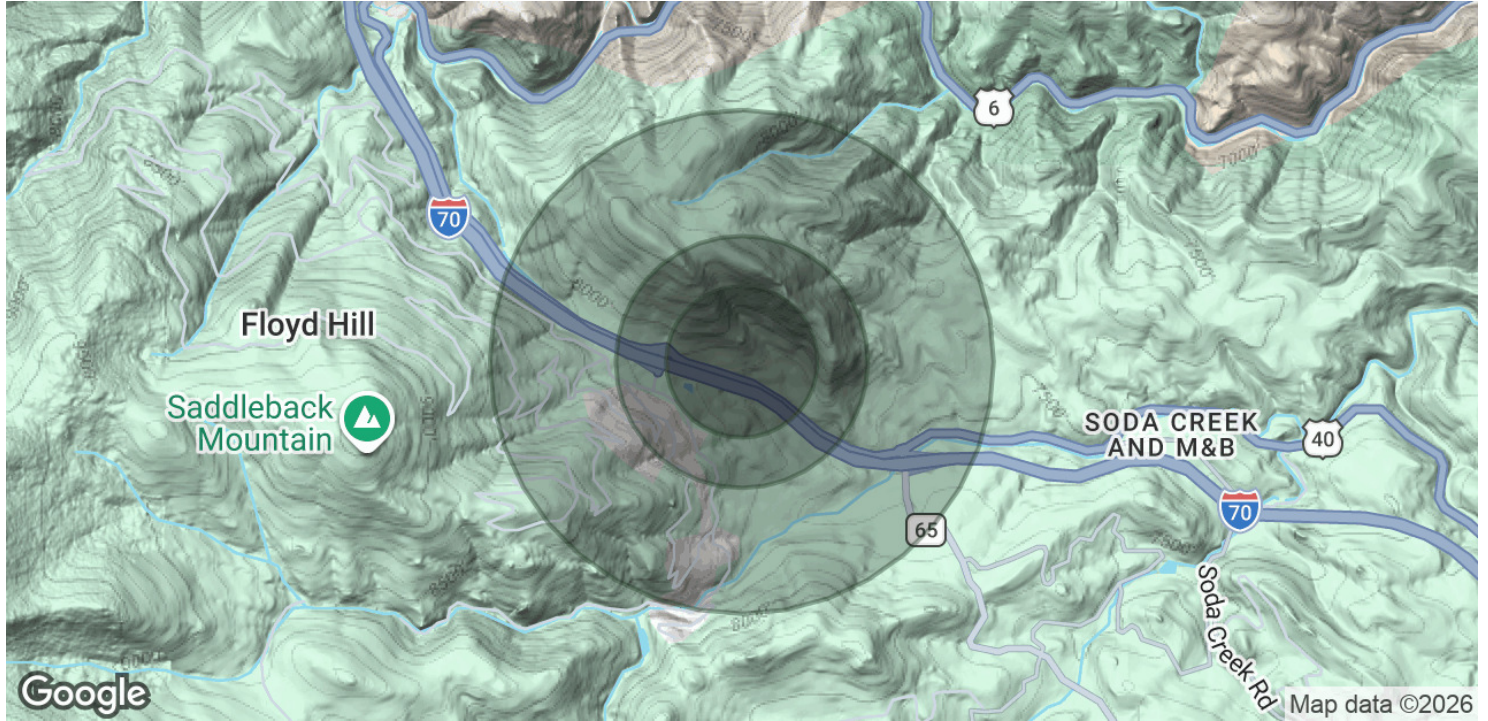
35715D US 40, Unit 304, Evergreen, CO 80439

Location Map



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	17	86	457
Average Age	47	47	47
Average Age (Male)	47	47	47
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	39	201
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$196,839	\$199,100	\$204,050
Average House Value	\$908,368	\$925,568	\$961,654

Demographics data derived from AlphaMap