

Potential Seller Financing!

LITTLETON OFFICE

3,320 SF OFFICE FOR SALE



1979

WEST LITTLETON BOULEVARD | LITTLETON, CO 80120

CHARMING FREESTANDING CONVERTED OFFICE BUILDING

POTENTIAL SELLER FINANCING

Reduced Price: ~~\$1,250,000~~ \$1,195,000

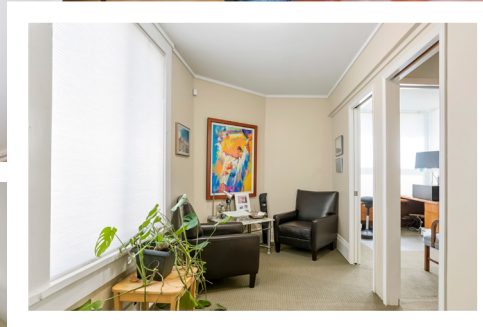
Property Highlights:

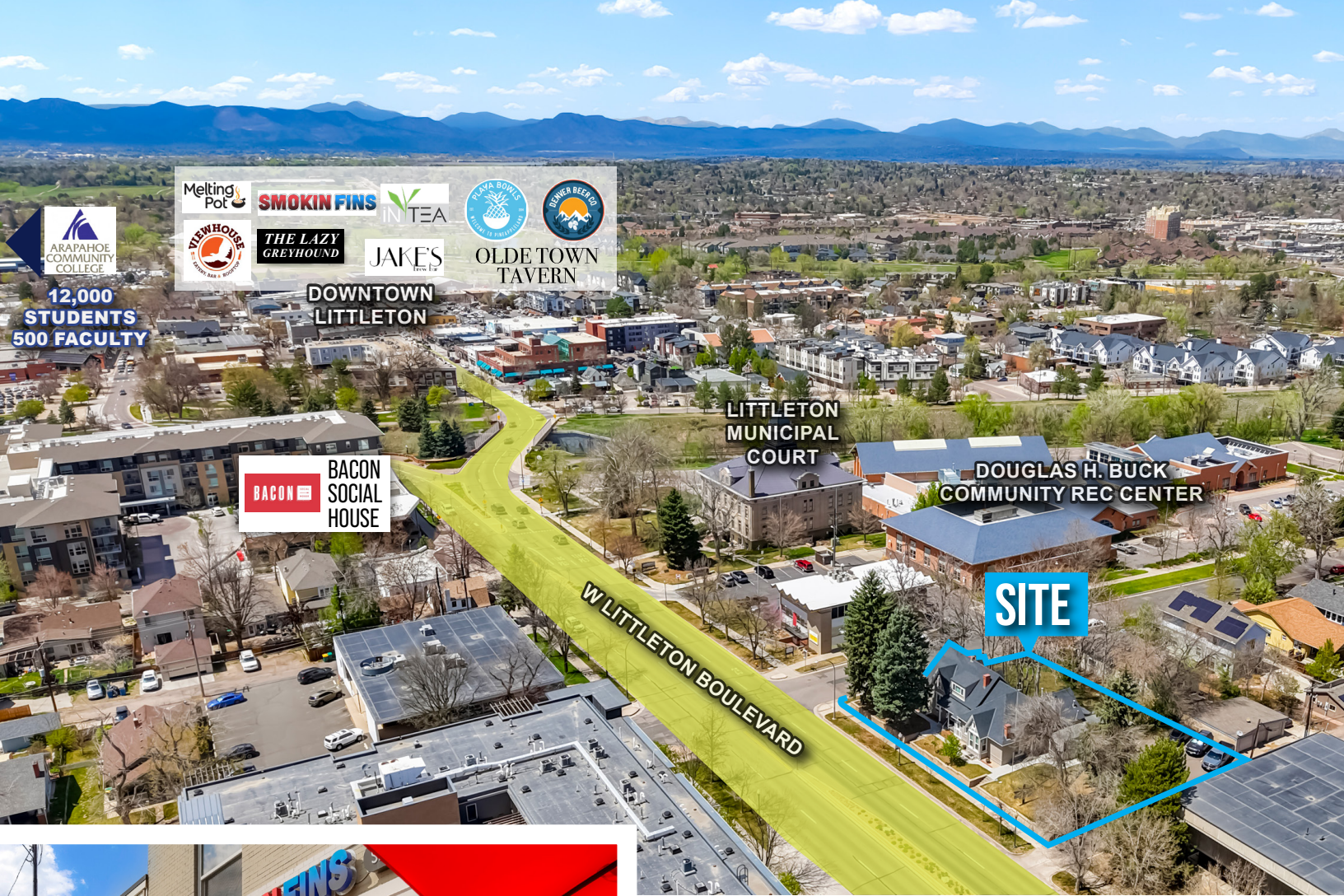
Building Size:	3,320 SF
Lot Size:	12,632 SF
Stories:	2
YOC:	Est. 1926
Construction Type:	Wood Frame
Parking:	6 Surface Spaces
Zoning:	CMU (Corridor Mixed-Use)
Property Taxes:	\$19,686 (2025)



Property Features:

- Charming freestanding converted office building
- Excellent visibility off Littleton Blvd
- Well maintained
- Recent exterior painting and new windows and exterior doors installed
- Located within walking distance to Downtown Littleton
- Desirable submarket with minimal inventory





ARAPAHOE COMMUNITY COLLEGE
12,000 STUDENTS
500 FACULTY

DOWNTOWN LITTLETON

LITTLETON MUNICIPAL COURT

DOUGLAS H. BUCK COMMUNITY REC CENTER

BACON SOCIAL HOUSE

SITE

W LITTLETON BOULEVARD



LITTLETON

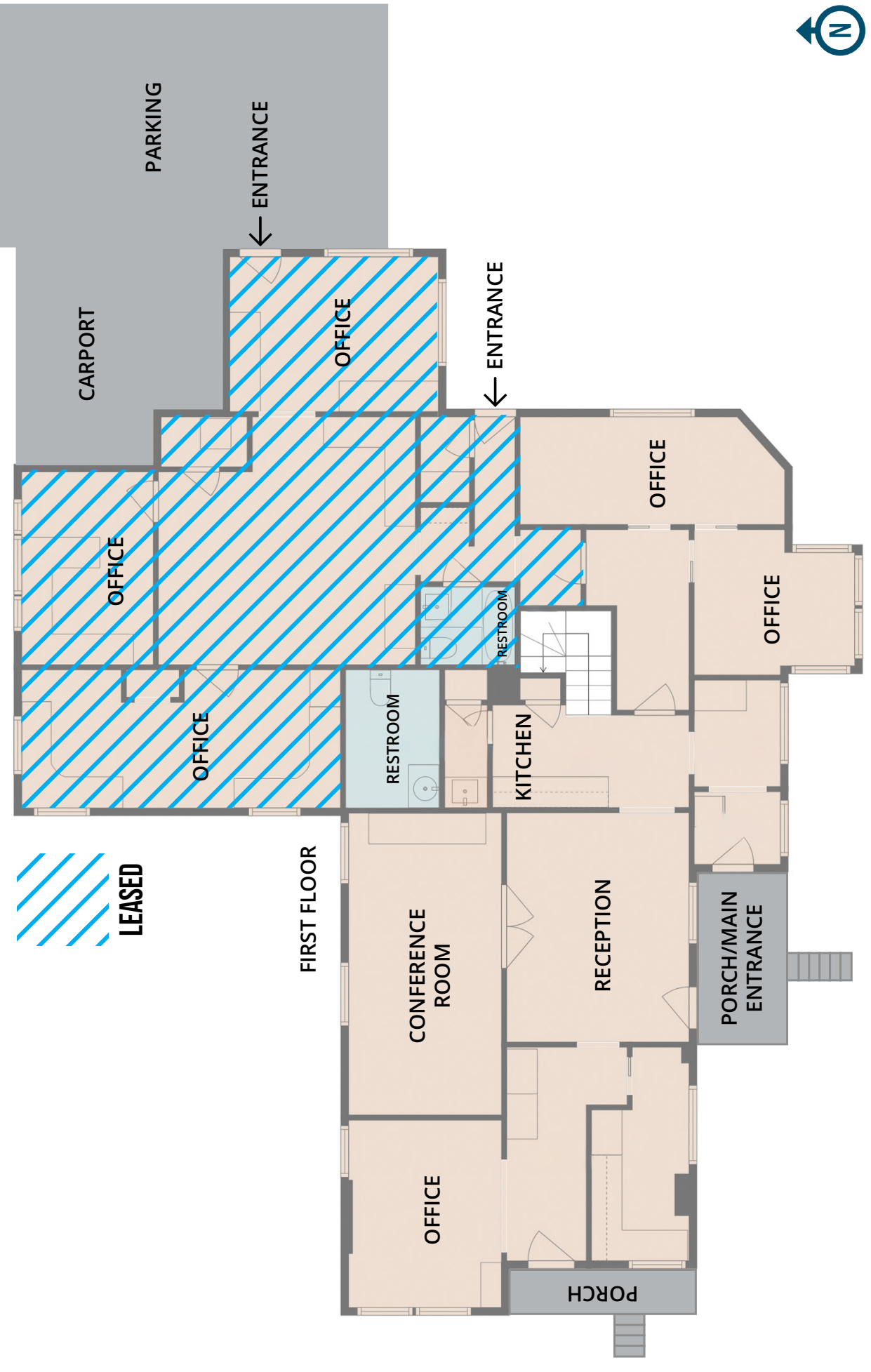
Downtown Littleton is located approximately nine miles south of downtown Denver and is home to over 220 businesses. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.



S. SPOTSWOOD ST. ← →

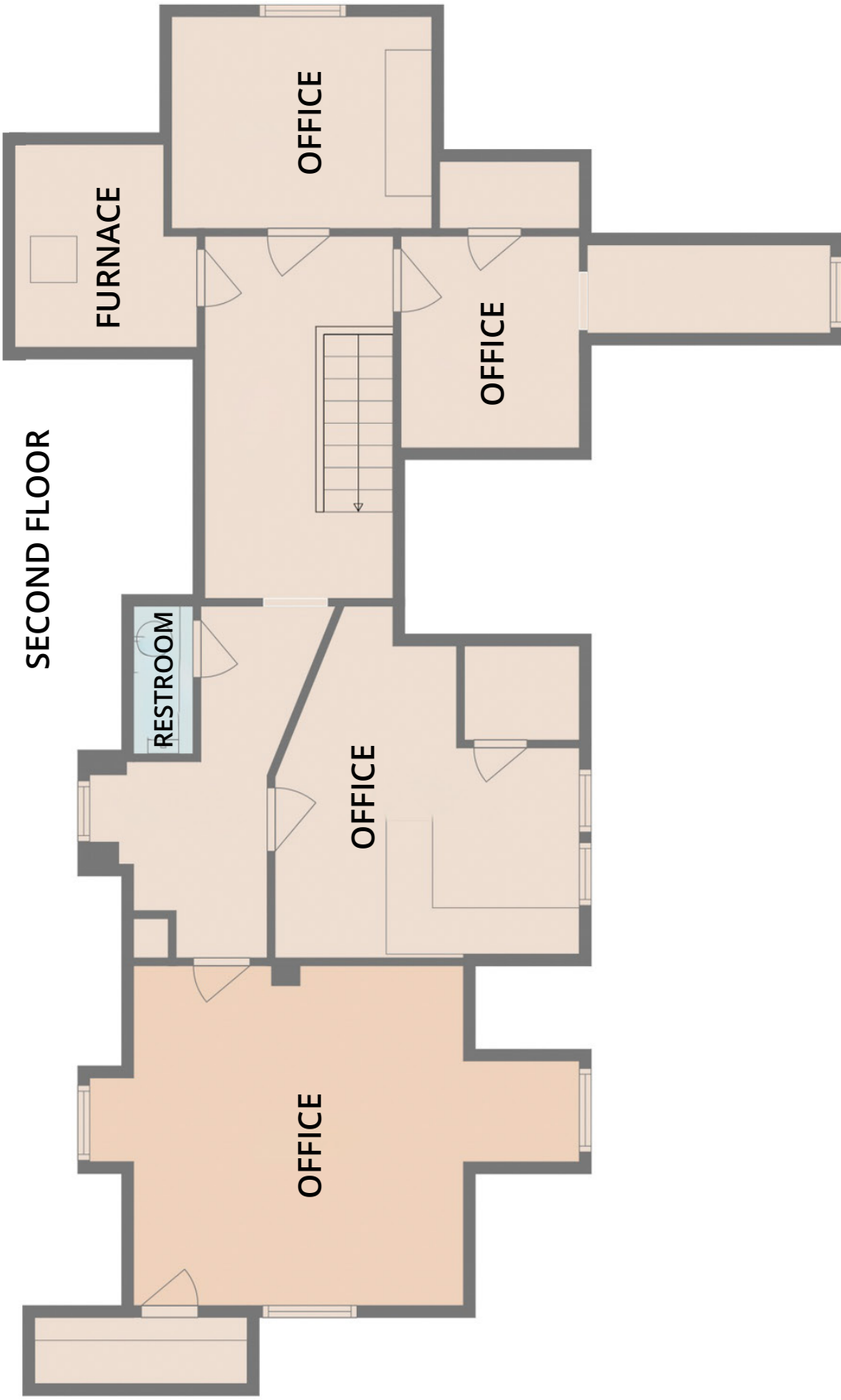
 LEASED

FIRST FLOOR



← WEST LITTLETON BOULEVARD →





SECOND FLOOR

S. SPOTSWOOD ST.

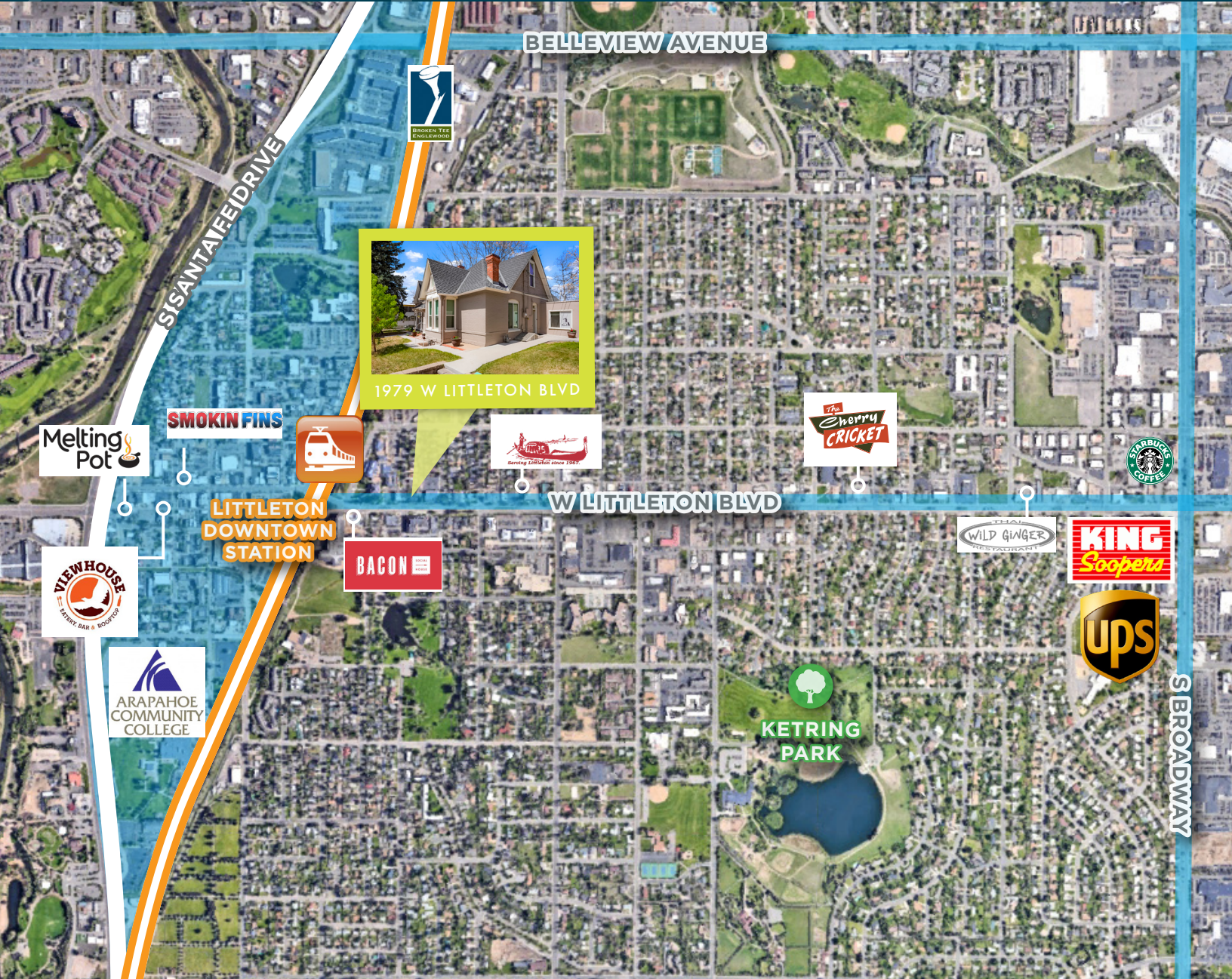
WEST LITTLETON BOULEVARD



FOR SALE

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