

1231 S PARKER RD UNIT 100A

DENVER, CO 80231

PRIME PARKER ROAD MEDICAL / OFFICE CONDO

MEDICAL • OFFICE • WELLNESS • PROFESSIONAL SERVICES

\$313,000

- RECENTLY REMODELED
- GROUND-LEVEL END UNIT
- EXCELLENT PARKER ROAD LOCATION

**MONTHLY HOA:
\$648.05**



FRONT ENTRY & EXTERIOR



INVITING RECEPTION AREA



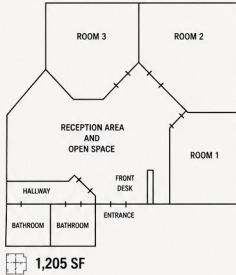
CORNER UNIT INTERIOR

- 1,205 SF** TOTAL SQUARE FEET
- 3** PRIVATE OFFICES
- AMPLE PARKING**
- GROUND LEVEL** NO-STAIR ACCESS
- B-1** COMMERCIAL ZONE
- \$648/mo** HOA INCL. UTILITIES

PROPERTY HIGHLIGHTS

- END UNIT LOCATION**
Ground-level end unit with excellent visibility and natural light
- 1,205 SF**
Efficient layout ideal for medical, office or professional use
- THREE OFFICES / TREATMENT ROOMS**
Perfect for private consultations or exam rooms
- LARGE RECEPTION / OPEN WORKSPACE**
Welcoming reception area with space for multiple workstations
- RECENTLY REMODELED**
Updated finishes throughout – move-in ready condition
- AMPLE PARKING**
Plenty of parking for clients and staff
- PROFESSIONALLY MANAGED**
Well-maintained complex with strong ownership
- EXCELLENT PARKER ROAD LOCATION**
High-traffic corridor with convenient access to I-225 and DTC

FLOOR PLAN — UNIT 100A (1,205 SF)



ADDITIONAL DETAILS

- Address:** 1231 S. Parker Rd. #100 Denver, CO 80231
- Type:** Office / Medical Condo — Class B
- Year Built:** 1984 | Recently Remodeled
- Zoning:** B-1 Commercial
- Parking:** Ample Parking
- Lot:** 0.29 Acres Professionally Managed
- Access:** Ground floor No stairs • ADA-friendly
- Nearby:** High Line Canal, Cherry Creek, I-225

HOA (\$648.05/mo) INCLUDES:

- Water • Sewer • Trash
- Exterior Maintenance
- Hazard Insurance
- *All offers must include proof of funds or lender pre-approval.*

IDEAL FOR MANY USES

- Perfect for a variety of professional or medical uses, including:
- Medical / Dental
 - Chiropractic
 - Therapy / Counseling
 - Real Estate / Insurance
 - Accounting / Financial
 - And more

IMMEDIATE INCOME POTENTIAL

Unit is currently leased.

**\$1,950
PER MONTH**

Providing supplemental income from day one.

WHY OWN VS. LEASE?

- Build equity while running your business
- Stabilize long-term costs — no rent increases
- HOA covers major expenses — predictable overhead
- 1031 Exchange eligible — significant tax advantages
- Strong long-term ROI in Denver's growing market

HIGH VISIBILITY. STRONG ACCESSIBILITY.

Located along Parker Road, one of Denver's busiest commercial corridors surrounded by established businesses, residential communities, and major amenities.



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