



SW 89th and Western – Multi Unit Office

PROPERTY OVERVIEW

- 5,760 SF professional office building on 0.58 acres
- Recently renovated in 2026
- Multi-tenant layout with 3–4 units
- C-3 zoning with medical and professional office potential
- Excellent SW 89th & Western location, just 1 mile from I-240

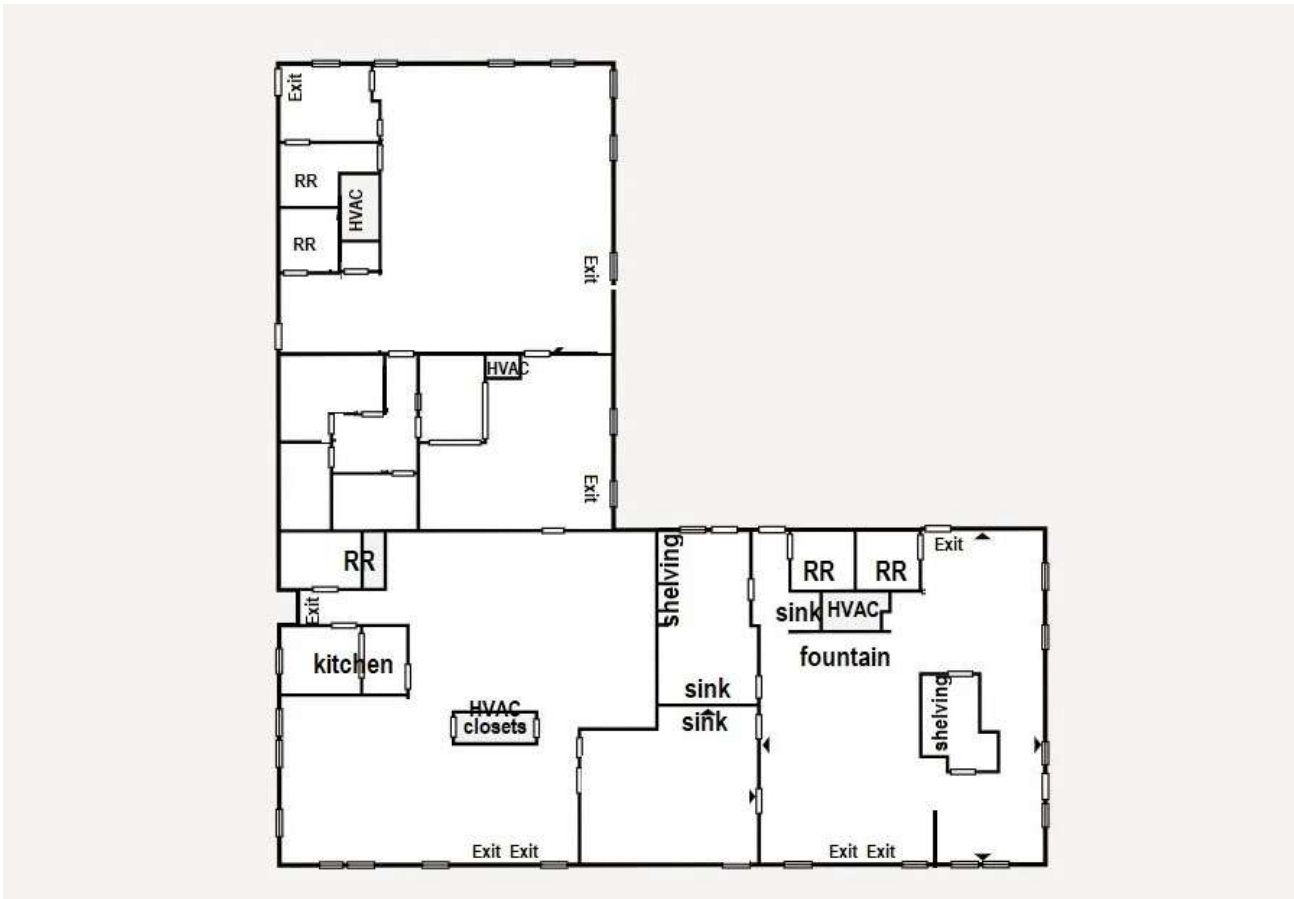
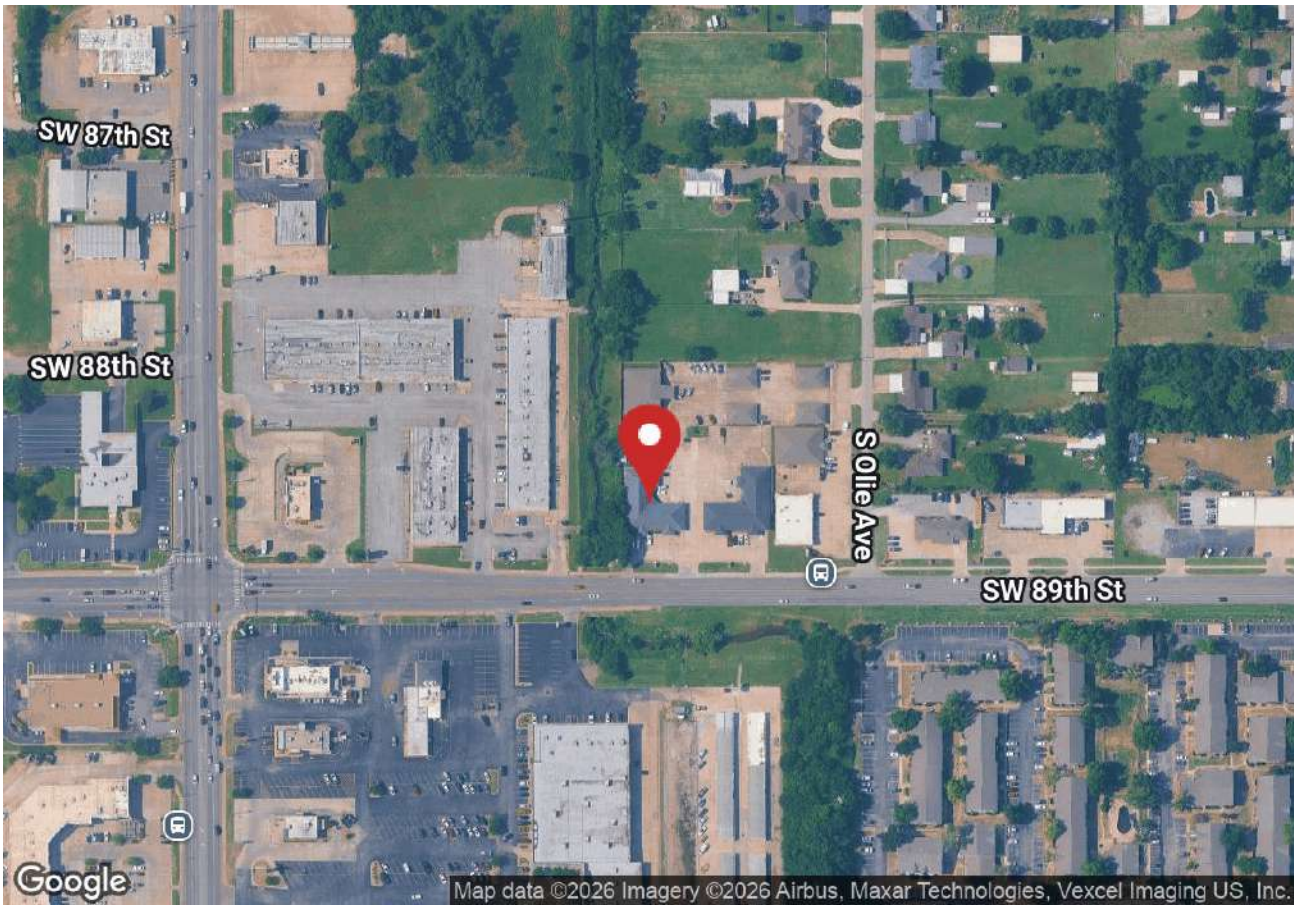
OFFERING SUMMARY

Sale Price:	\$870,000
Lease Rate:	\$15 SF/yr (MG)
Available SF:	1 SF
Lot Size:	0.58 Acres
Building Size:	5,760 SF
Zoning:	C-3

**360° VIRTUAL
TOUR**

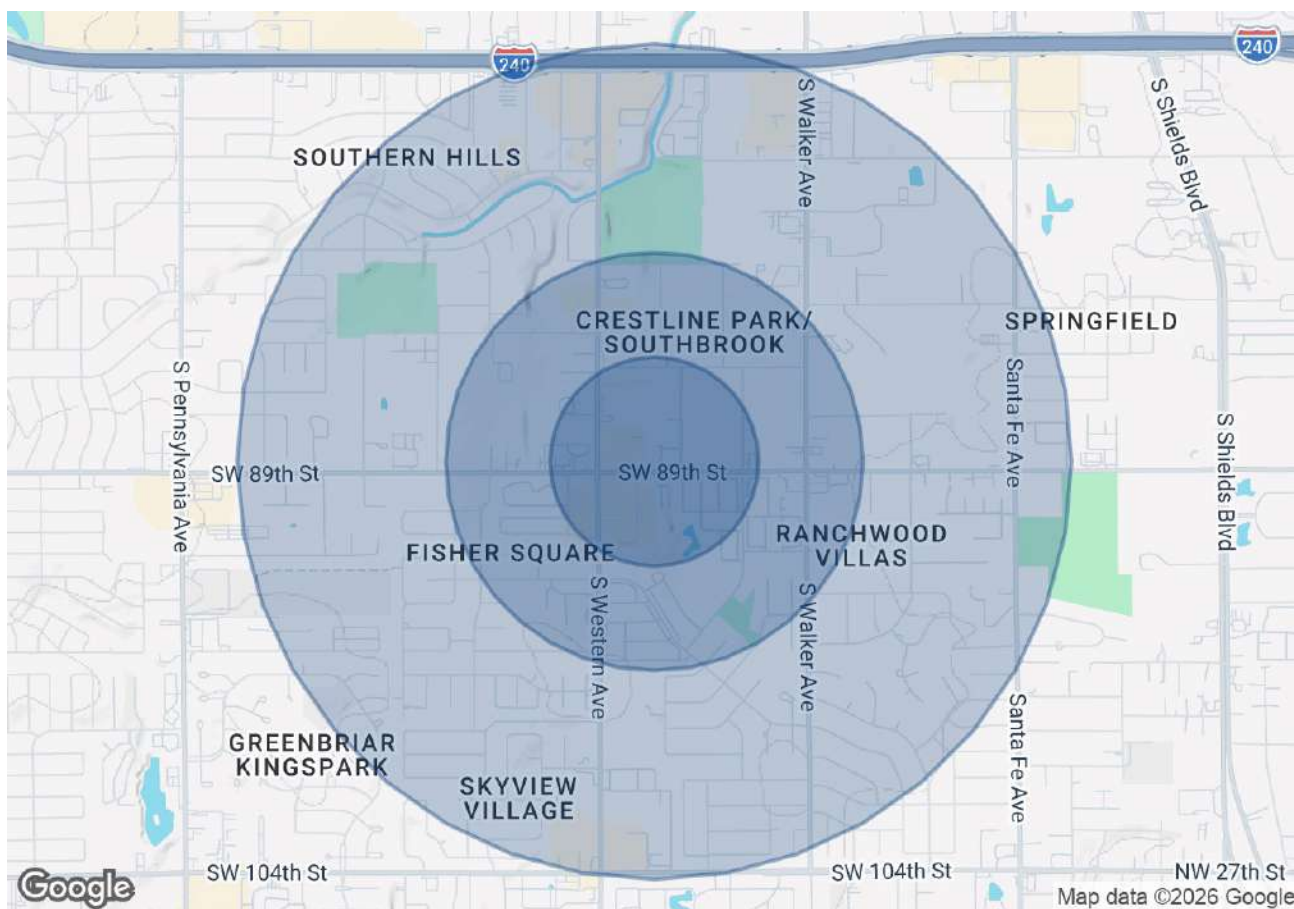
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	690	3,143	11,844
Average Age	33.2	33.3	36.7
Average Age (Male)	28.5	27.9	31.1
Average Age (Female)	38.0	37.7	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	335	1,436	5,266
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,072	\$58,234	\$63,690
Average House Value	\$210,159	\$197,383	\$192,075

2023 American Community Survey (ACS)