

# KEN CARYL

*Professional Center*

LITTLETON • COLORADO



\$950,000

**\$850,000**  
PRICE REDUCED

4,800 SF FOR SALE

*Great for:*

PRIVATE GOLF SIMULATOR CLUB  
CAR COLLECTION & SHOWROOM  
PERSONAL WAREHOUSE/CLUBHOUSE

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# Property *Highlights*



Incredible small unit ownership opportunity



Excellent Southwest location in Ken Caryl Ranch



Easy access to C-470 via Kipling & Ken Caryl Ave



Walking/biking distance to restaurants & shopping



Common Areas & Landscaping Upgrades Completed 2023



Many Allowable Uses



# 10499 Bradford Rd *Unit 103*

## OVERVIEW

ADDRESS:	<b>10499 Bradford Rd, #103</b> Littleton, CO
PRICE:	\$950,000 <b>\$850,000</b>
COUNTY:	Jefferson
YEAR BUILT:	1981
UNIT SIZE:	+/- 4,800 SF
ZONING:	PD

## HIGHLIGHTS

- **PERFECT FOR PERSONAL WAREHOUSE/CLUBHOUSE OR PRIVATE GOLF SIMULATOR CLUB**
- Open Bullpen Office
- Warehouse Area with Drive-In Door
- One Overhead/Drive-In Door
- Private Entrance
- Access to common area restrooms
- Open Office concept

**POTENTIAL TO ACQUIRE THE ADJACENT LOT DIRECTLY ACROSS FROM THE UNIT AT A STEEP DISCOUNT**

## Ownership *Dues*

**\$3,849.26/MONTH**

Ownership Dues include: Utilities, HVAC maintenance, snow removal, landscaping, and common area janitorial.

**THE ONLY OWNERSHIP COSTS OUTSIDE OF DUES ARE TAXES PAID DIRECTLY TO THE COUNTY AND PREMISE INSURANCE.**

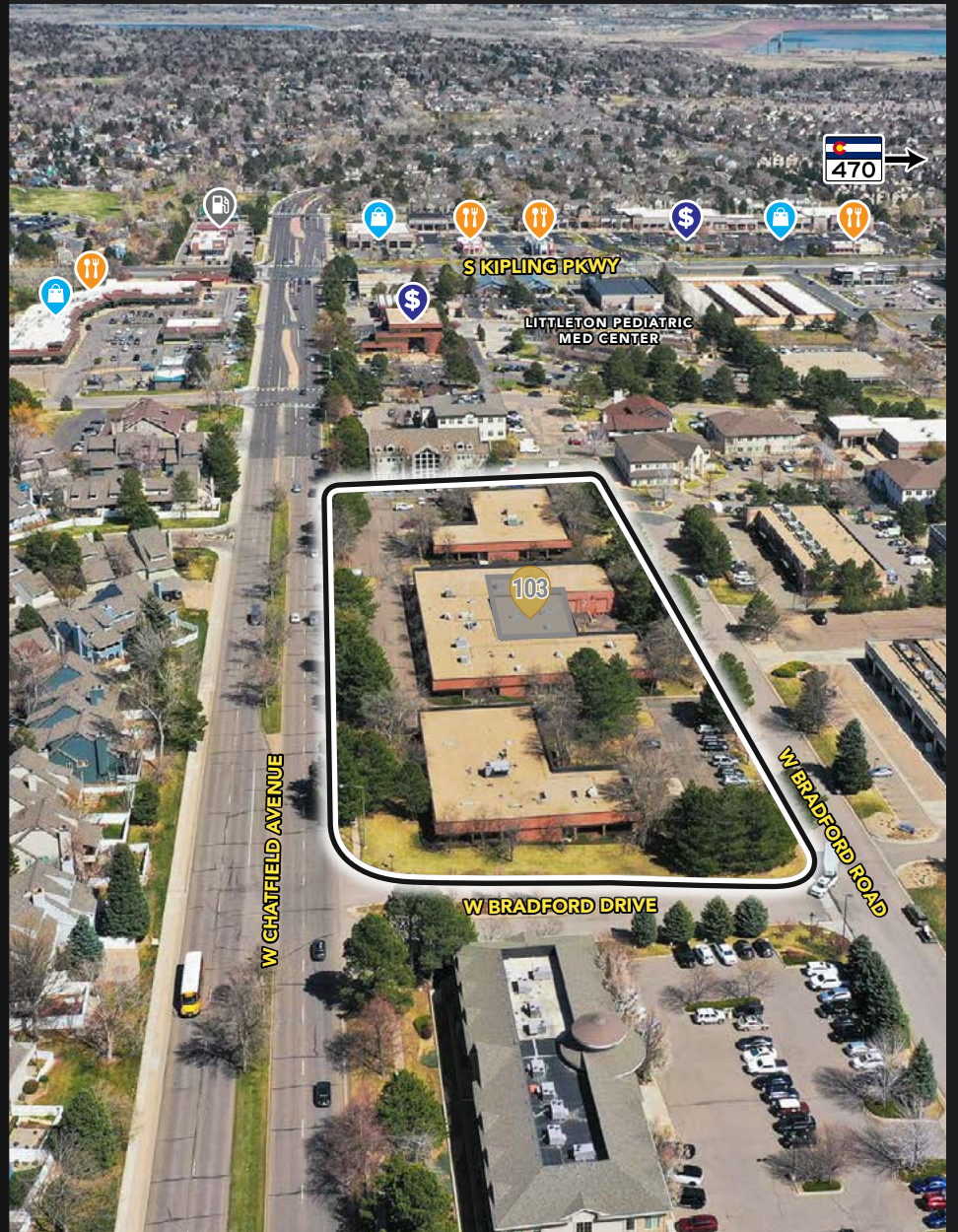
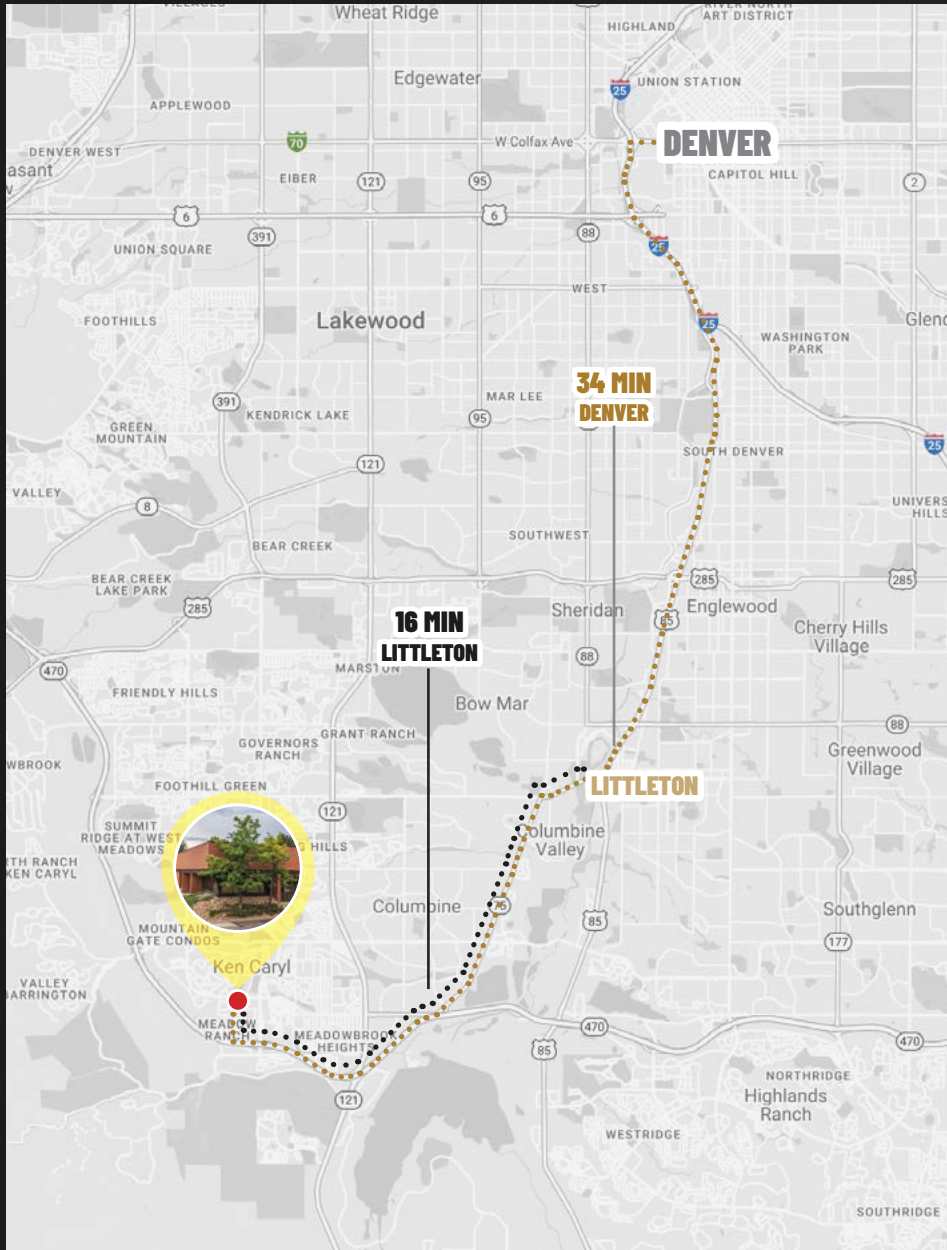


# Unlimited *Possibilities*

IMAGES ARE SUGGESTIONS AND NOT ACTUAL FINISHES IN THE SPACE.



# Location Overview



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