



Commercial



1672 SQFT

PROPERTY DETAILS

Exquisite Flagship Suite of This Long-Established Medical/Professional Bldg. Front Entry Exposure with Prime/High Visibility Lobby Location. This Stunning TURN-KEY Condo with its \$175K+ in Code-Compliant Upgrades includes Enhanced HVAC w/ 3 Thermostats, Its Own Fire, Security and Sound Systems, Kitchenette/Break Room/Lounge, Green LED Lighting as well as Its Unique Feature of TWO Interior Bathrooms (1 with shower) and Other Interior Plumbing. IDEAL for any Medical, Dental, Audiology, P.T. or Related Practices. ADA Compliant with Remote Door Access. As Floor Plan Indicates, There are Considerable Possibilities and Flexibility with its Generously-Sized Reception/Open Areas along with 4-5 Offices/Exam Rooms. Generous Natural Lighting with Extensive Exterior Windows/Glass. Superb Location Just 2 Blocks from Exempla/Lutheran Hospital, Situated within High Density Community, Quick Access to I-70 and Close to Many Restaurants, Retail, Hotels and Amenities. Abundant Free Surface Parking. Extensive Wheat Ridge MU-C Zoning Including Retail, Schools, Studios and More! With Its Thoughtful Top- Quality Improvements and Features, Great Location, Accessibility and Affordable Pricing, This is An Ideal Condo Ownership Opportunity.

**Arthur Belefonte**

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