

Bank Owned! - FOR SALE / LEASE

Wadsworth Manor - 2109 S. Wadsworth Boulevard, Lakewood CO



PROPERTY HIGHLIGHTS:

- Attractive Colonial style 12,000 SF office building
- Building Expenses \$5.85 per s/f
- Taxes \$16,677.38 annually
- Owner financing available with existing banking relationship
- Great owner user opportunity
- Priced well below replacement cost
- Directly across the street from the newly acquired Green Gables Country Club and future Green Gables redevelopment project
- Easy access to Hampden Ave (Highway 285)

SALE/ LEASE

**Sale: \$625,000
(\$52/SF)**

**Lease Rates:
\$10-\$14 s/f**

EXCLUSIVELY LISTED BY:

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GENERAL INFORMATION

Address:	2109 S. Wadsworth	SF Available:	7,920 SF
City:	Lakewood	Parking:	4:1,000 SF
County:	Jefferson	Use:	Office
Bldg SF:	12,000 SF	Stories:	2

Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable; however, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as an advocate for the seller. Please do not tell