

Contact: **R. Gail Hamilton, CCIM**

303-777-2007(o). 303-898-4245(c).

OWNERSHIP OPPORTUNITY: OFFICE CONDO 2,612-3,435 SF FOR SALE near Cherry Creek with Abundant Parking Units 201-203 (2612 sf) and Unit 220 (823 sf)



- PRIME LOCATION:** **469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80246**
Fantastic location at lighted corner of S Cherry St and E Virginia Ave, approx one mile from Cherry Creek, near the Cherry Creek bike path and the planned 10-acres, Glendale (4 Mile) Entertainment District with concert venues, restaurants, and movie theaters. Quick walk to grocery, shopping, restaurants, fitness center, bus lines etc.
- SIGNAGE:** Monument sign on NW Corner of S Cherry and E Virginia Ave; 2-sided, 2 face plates
- PARKING:** Four dedicated, covered parking spaces and large surface lot, ~59 spaces at no charge.
- BUILDING:** 7 office condo units, 2-story, reinforced concrete, total 15,048 SF. YOC 1979/2018 renov.
- PORTFOLIO** 3,435 SF consisting of 2,612 SF (#201-203) and 823 SF (#220) units. Includes furniture.
- #201-203** 2,612 SF. Remodeled 2018. Lots of natural light; window glass on 3 sides of building. Reception, 7 privates, large open work area, 3 cubicles, conf room, print + storage, IT room.
- #220** 823 SF. Remodeled 2019. Reception/open area, 3 privates, conference room.
- PRICE:** **\$940,000-1,189,000. 2,612 SF – 3,435 SF. ~\$346/SF based on 3,435 SF.**

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INDIVIDUAL CERTIFIED COMMERCIAL INVESTMENT MEMBERS

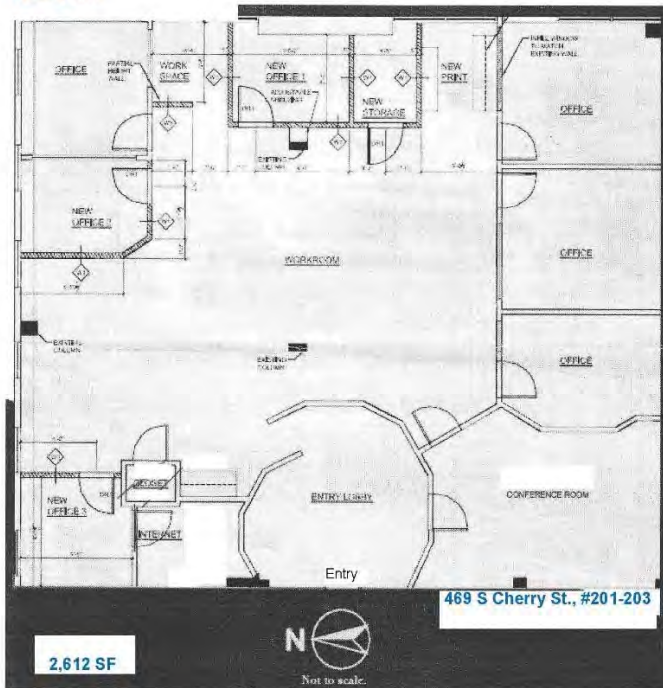


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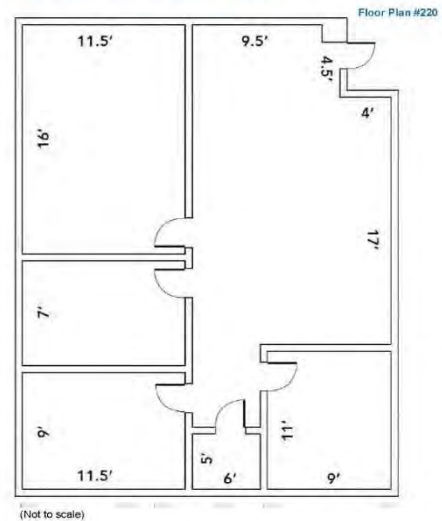
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469 S Cherry St, Cherry Creek Commons Condos, Denver, CO 80246

Floor Plan



469 S Cherry St., Denver, CO #220 823 SF



Very Bikeable

Biking is convenient for most trips.



Very Walkable

Most errands can be accomplished on foot.



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