

# OFFICE CONDOMINIUM FOR SALE

10686 E. Bethany Drive, Aurora CO 80014



Building Size: 7,177 Usable Square Feet

Price: \$1,076,550 (\$150/USF)

Zoning: B4

County: Arapahoe

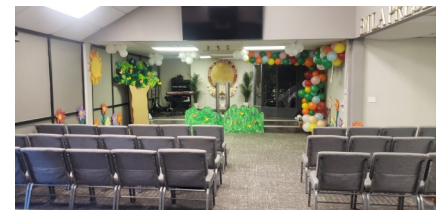
Age: 1979

Taxes: \$12,580.79 2023 Due 2024

Association

Dues: \$1,000 per month

- Rare smaller stand-alone building
- Can be used as single-tenant for owner occupancy, or multi-tenant
- Currently configured for two religious congregations
- 4 exterior doors
- Kitchen, 4 restrooms, shower in central common area
- Mature landscaping
- Heavy and convenient parking due to NW corner of project
- Conveniently located in the Fountainhead Office Park
- Easily accessible to major traffic arteries such as Havana, Parker Rd., I-25 and I-225



COMMERCIAL OFFICE CONDOMINIUM FOR



SHELDON • GOLD REALTY INC.  
commercial real estate services



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