

Owner/User Medical/Office Building Investment | Now Available For Sale

12001 West 63rd Place, Denver, Colorado 80004

Seller will do an Owner Carry
CALL BROKERS FOR TERMS

Asking Price \$1,195,000



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100% Leased Upper Floor **Partially Leased Main Level**

Asking price: \$1,195,000

Building size: 9,210 sf

Land square footage: 21,344 sf

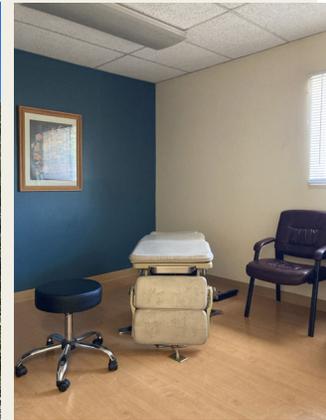
Class C Medical Office Building

Zoning: MX-S (mixed use suburban)

Ralston Valley Medical Center, a two-story medical / office building located in a quiet neighborhood setting at **12001 W 63rd PI** in Arvada, Colorado, is currently being offered for sale. As an owner/user investment property, this development with a mix of modified gross and NNN leases with its upper floor 100% leased and its main level partially leased, as well as **the seller offering to do an owner carry**, this is a golden opportunity worth looking into further. The building first constructed in 1974 had been updated in 2021 with a new roof, a new HVAC system, and hot water heaters. There is a sheltered ramp for wheelchair access on the east side of the building, and ample on-site parking. For further information, please do not hesitate to give one of our seasoned brokers a call.

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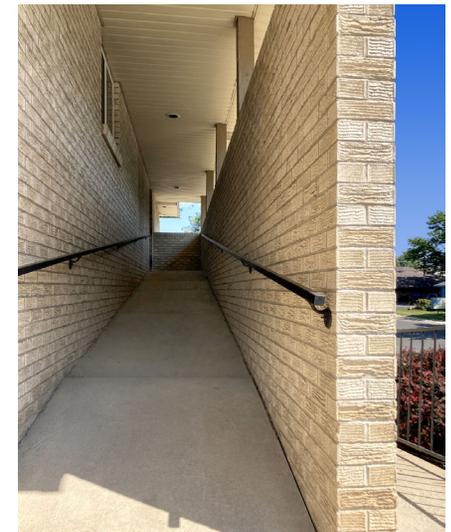
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Arvada is steeped in Colorado history. Established in 1870 with 100 citizens, it now boasts roughly 123,436 according to the latest 2022 data from the US census. Its roots however traces back to June of 1850 when Lewis Ralston struck gold becoming the first documented strike that led to the Gold Rush of 1859 in Colorado. Arvada was also the birthplace of the King Soopers chain, with Lloyd J. King opening his first grocery store in 1947. Arvada has shown throughout its long history that this city finds those veins of wealth yearly. Maybe it's time for you, as well, to find a golden opportunity with the purchase of this property as an investment on your future.

- ▶ Multi-tenanted building with first floor available
- ▶ Leases are a mix of modified gross and NNN
- ▶ New roof, HVAC system installed in 2021
- ▶ Ample parking (3.37/1,000 sf)
- ▶ **Seller will do an Owner Carry**



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Please call one of our professional commercial brokers for more information about this special investment opportunity.

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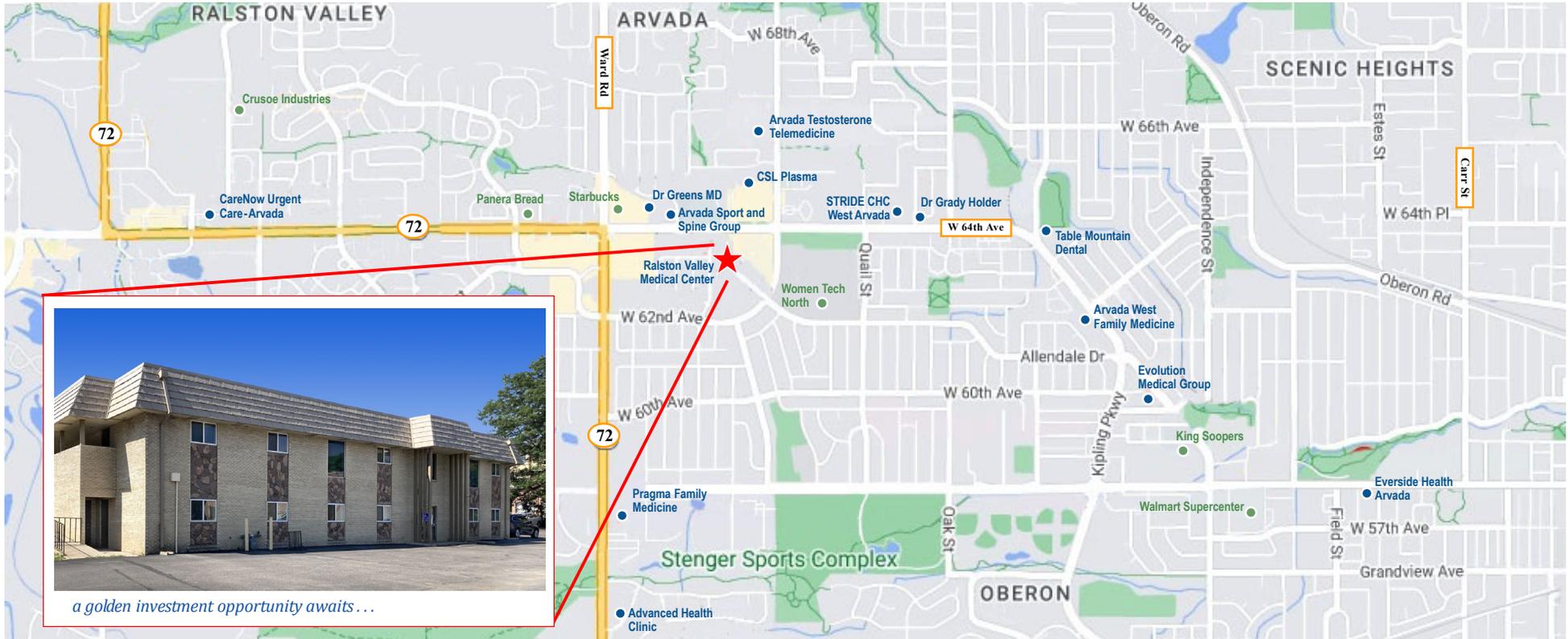
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Disclaimer: the enterprises noted here are simply an approximation of their location

SUMMARY OF STABILITY

Since this medical/office two-story development was first constructed in 1974, 12001 West 63rd Place has seen growth in the surrounding areas expanding into varied medical enterprises attracting doctors, medical clinics, labs and urgent care facilities to meet the demands of a growing population over the many decades. With the growth of Arvada, in general, the needs for maintaining

the health of its populations has grown exponentially. As well, corporations in more recent years have found similar needs to expand their operations into the area. Forty-nine years later, 12001 West 63rd Place is still functioning well enough to have secured a 100% leased upper level with a partially leased main level to continue to fulfill the needs of the surrounding populations in the areas of Arvada and neighboring communities.

We would like to offer you an invitation to come see what this property can hold for you as a potential investment and best of all, *the seller is willing to do an owner carry.* Please give one of our brokers a call so that we may arrange a time to help you meet your goals. Thank you.