

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$199,999

**BUILDING SIZE:** 1,345 SF

**BUILDING CLASS:** B

**ZONING:** O-1

**SUB MARKET:** Far NE Heights

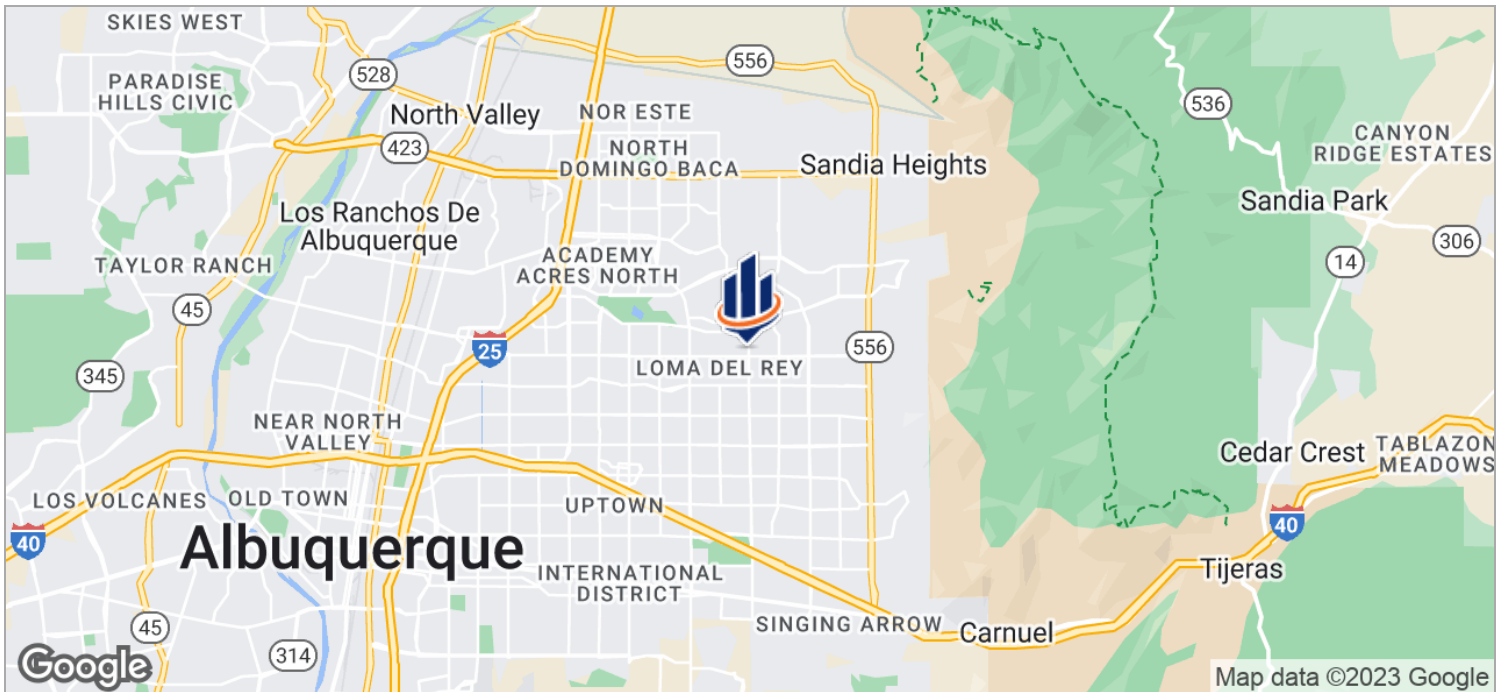
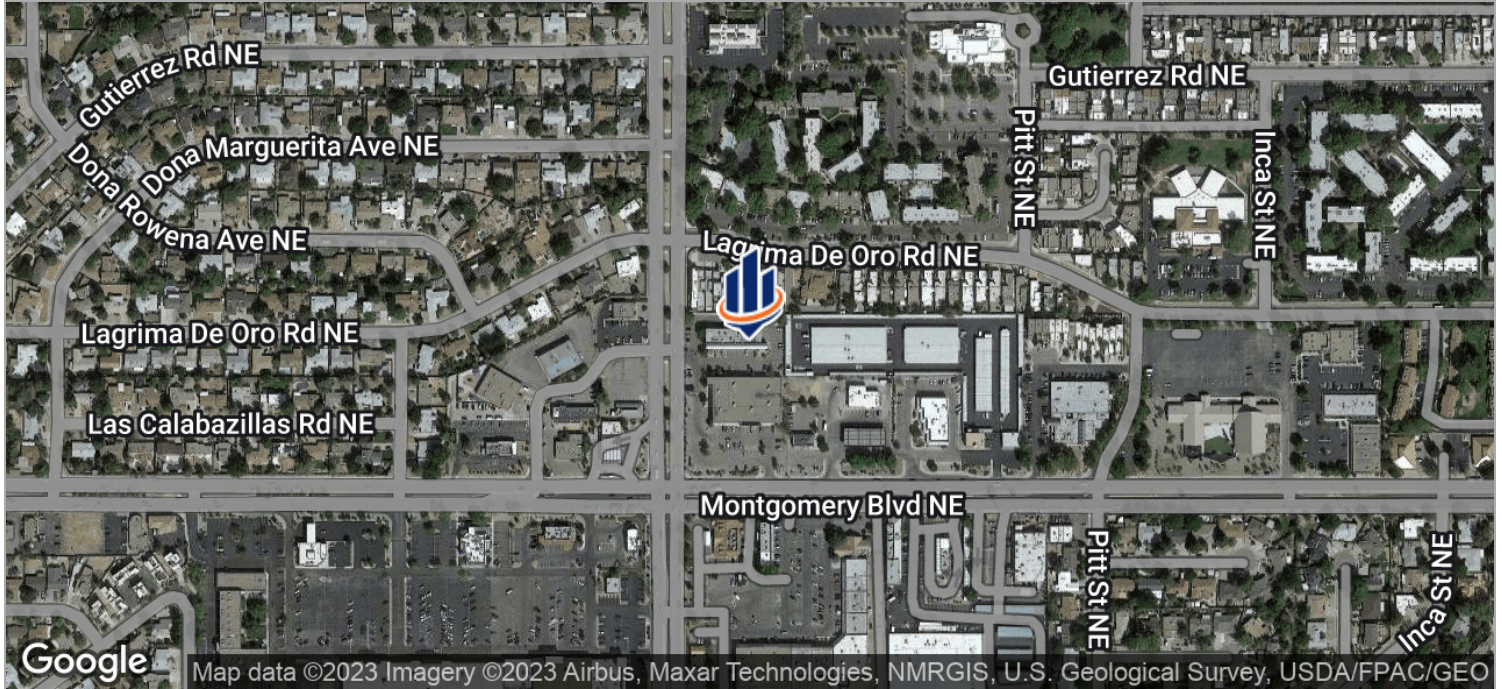
## PROPERTY DESCRIPTION

Great opportunity, priced to sell.

## PROPERTY HIGHLIGHTS

- Four Operatories
- Reception
- Record Storage
- Beautiful Building with Natural Light
- Fully built out as Dental Office
- Soothing Mountain Views
- Very Clean Condo
- Excellent Location
- High Traffic Mixed Medical Building
- Ample Parking

# Location Maps

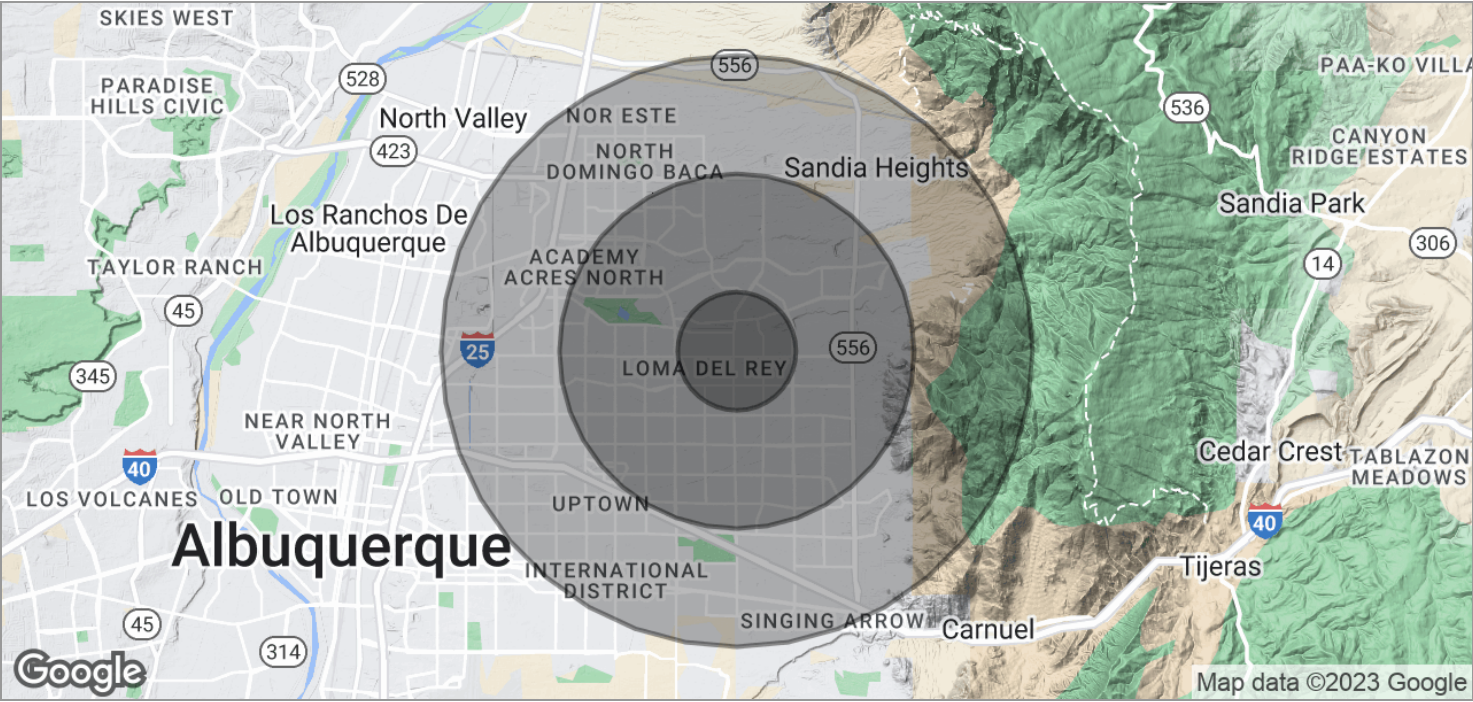




# Additional Photos



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,267	136,613	286,197
MEDIAN AGE	42.7	41.9	40.2
MEDIAN AGE (MALE)	41.4	40.3	38.7
MEDIAN AGE (FEMALE)	43.4	43.3	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,284	60,025	124,398
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$69,420	\$70,202	\$66,503
AVERAGE HOUSE VALUE	\$219,987	\$226,104	\$243,392