

RETAIL BUILDING FOR SALE

5066 S Wadsworth Blvd, Littleton, CO 80123



OFFERING SUMMARY

SALE PRICE:	\$1,575,000
LOT SIZE:	22,960 SF
BUILDING SIZE:	38,000 SF
PRICE / SF:	\$41.45

PROPERTY OVERVIEW

Presenting an opportunity to purchase an iconic building in the heart of Jefferson County. This current family fitness center has been a staple for the area since 1985. The building has been substantially upgraded throughout the years with a full pool and steam/sauna area, along with large mezzanine space creating approximately 38,000 SF of rentable space. Terrific adaptive reuse opportunity as well.

PROPERTY HIGHLIGHTS

- Well Maintained
- Extensive build out including pool, lockers rooms, and indoor track
- Opportunity for another gym, church, general retail, office, or restaurant
- Taxes (2019): \$38,687.82
- Monthly CAM: \$4,200 (adjustable - ask for detail)

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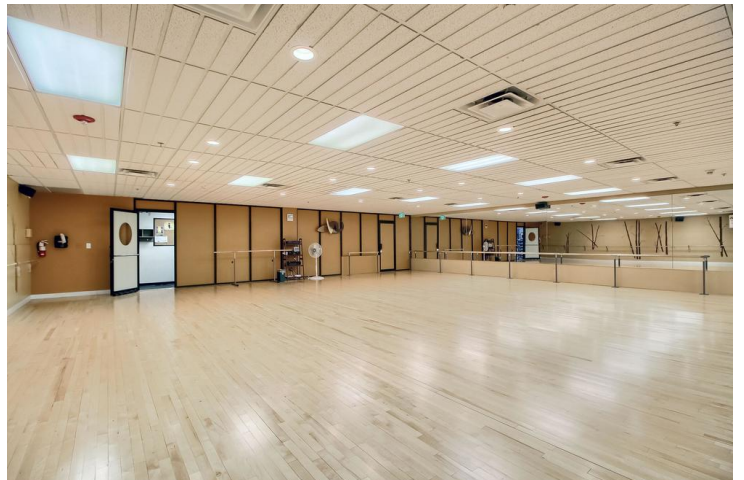


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