



FOR SALE | OFFICE CONDO

\$179,000.00

1202 Bergen Parkway, Suite 205, Evergreen, CO 80439



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

Executive Summary



OFFERING SUMMARY

Sale Price:	\$179,000.00
Office SF:	1108
Price / SF:	\$161.55
Year Built:	1982
Zoning:	C
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

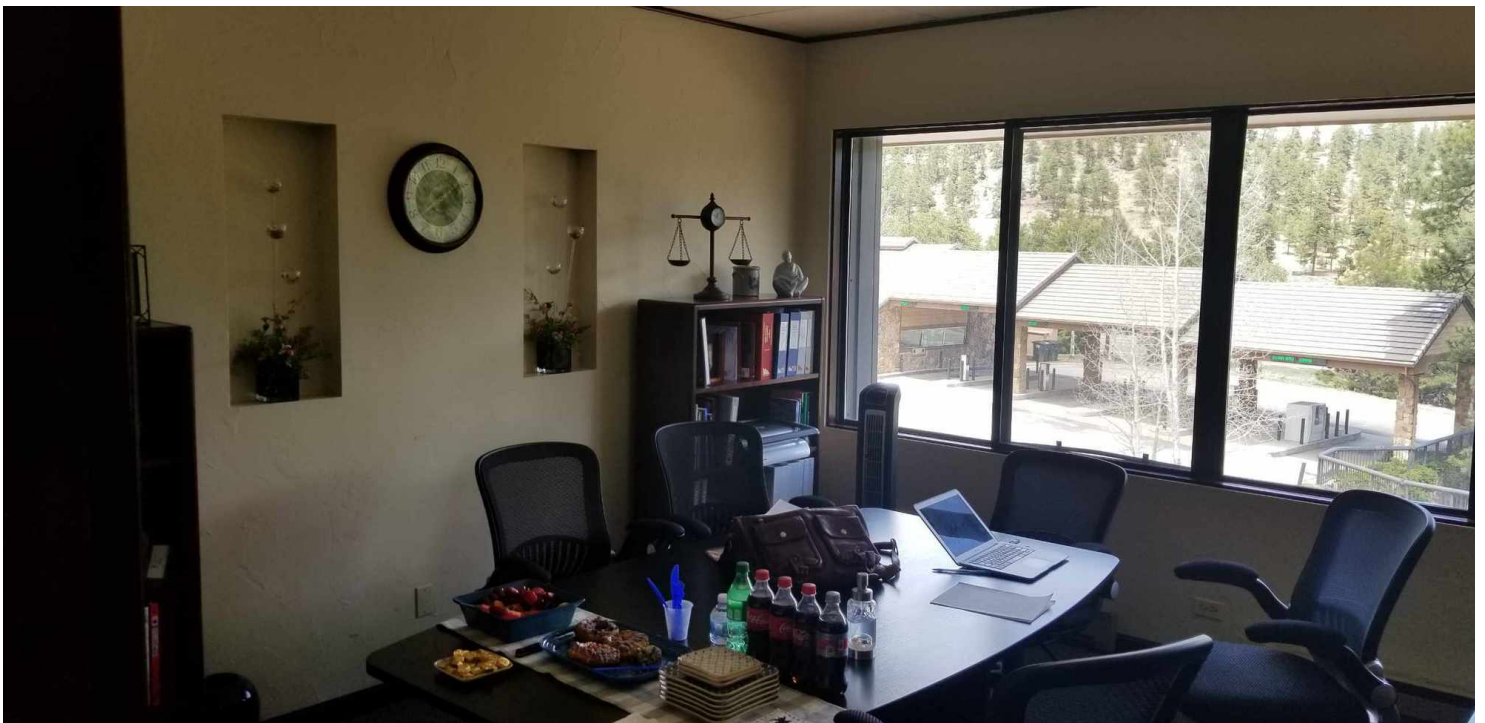
- * See it while you still can, offices are moving!
- * 2 condos combined for large office
- * More economical than leasing
- * 3 offices plus a waiting area
- * Mountain views
- * Built-in reception desk
- * Top quality finishes, very professional
- * One underground parking space included
- * Recently upgraded exterior

LOCATION OVERVIEW

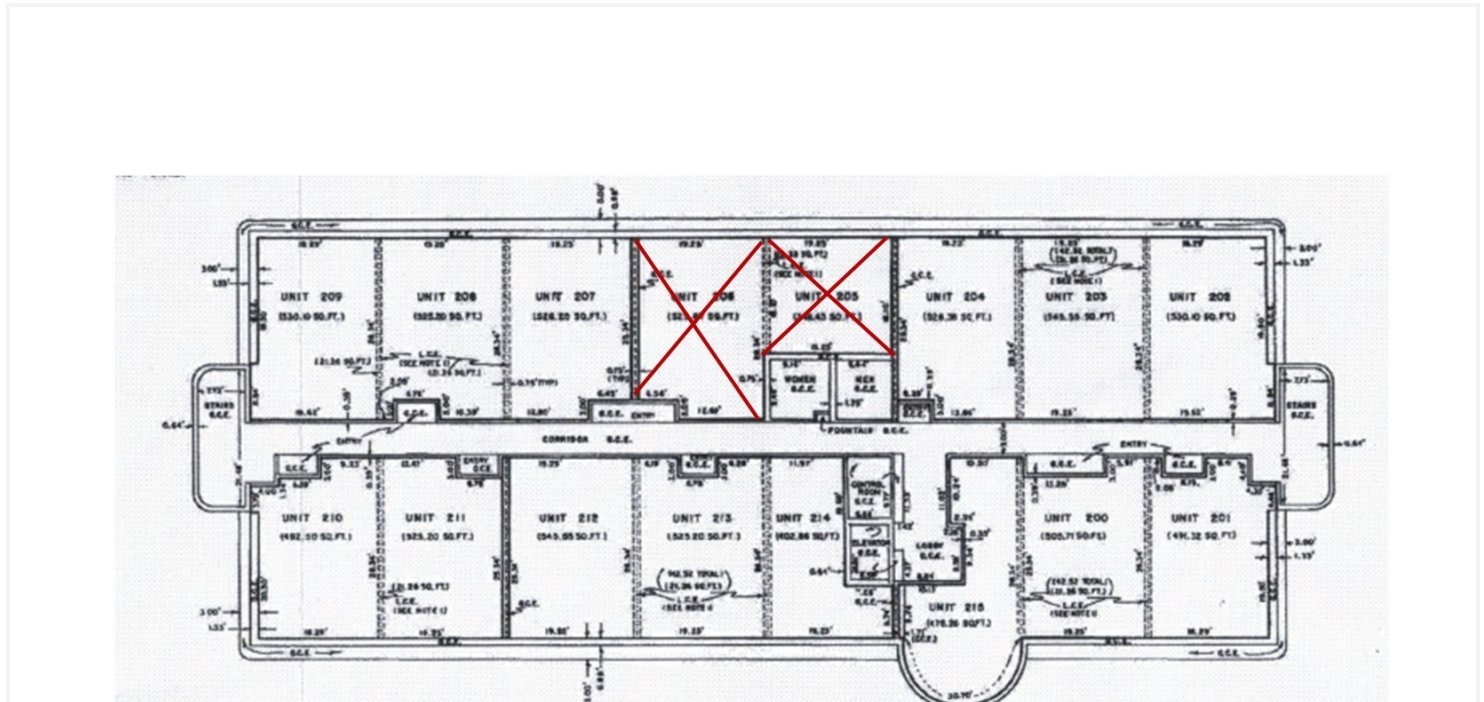
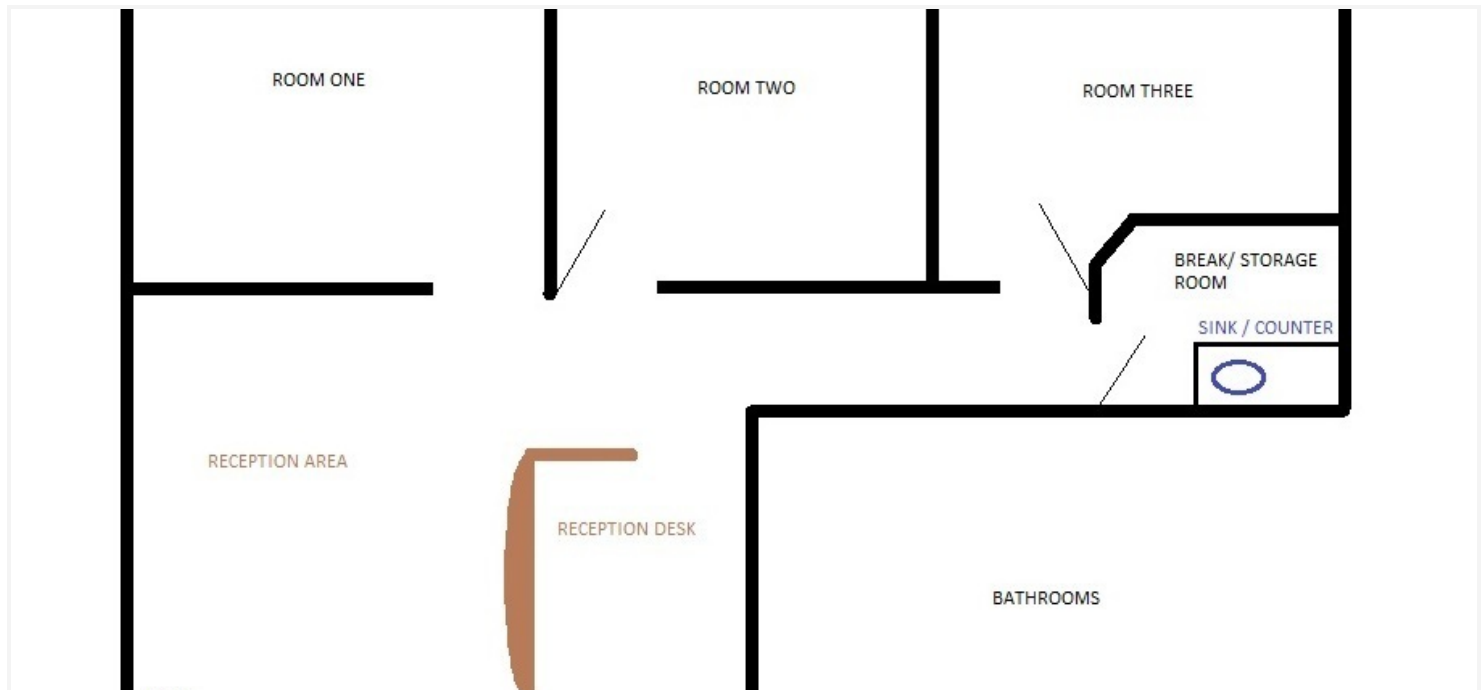
Conveniently located in Bergen Park, just minutes from I-70 and the Metro area.

Located across from King Soopers in Bergen Park, close to shopping, restaurants, banking, entertainment and parks.

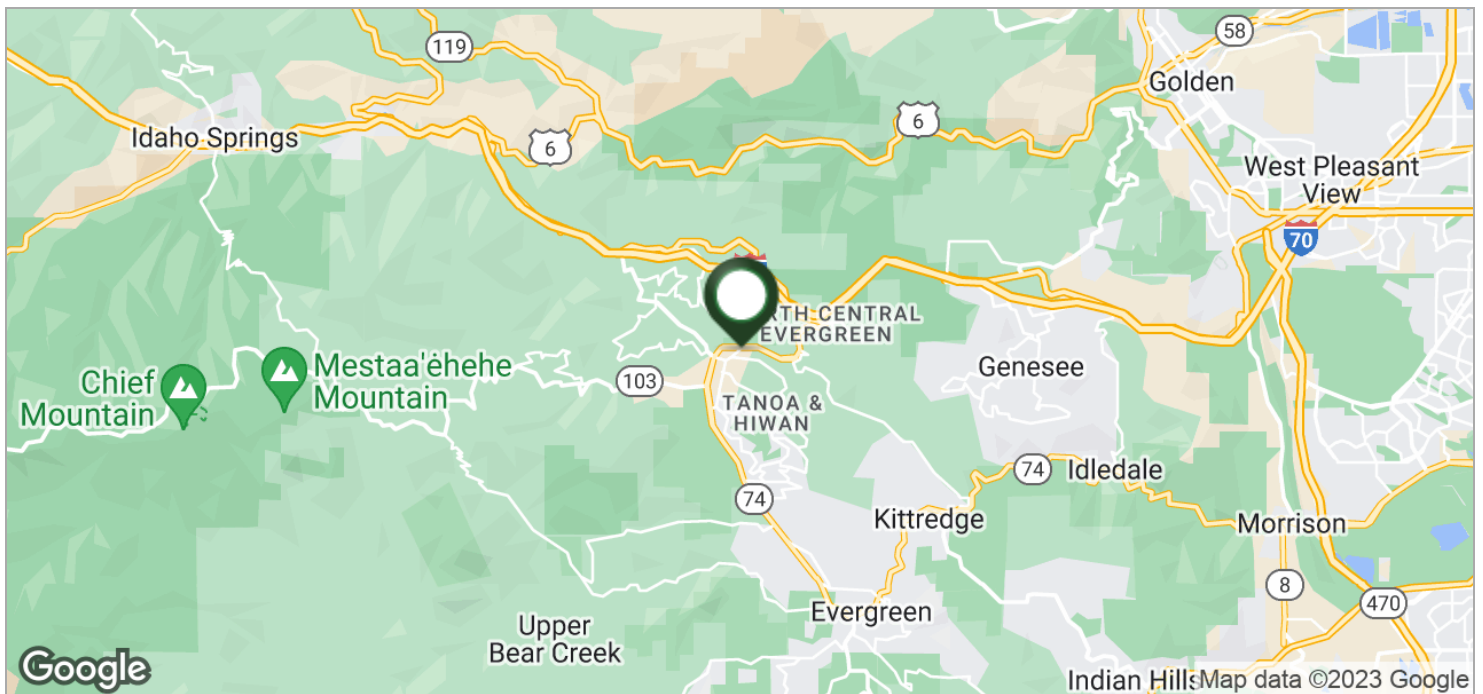
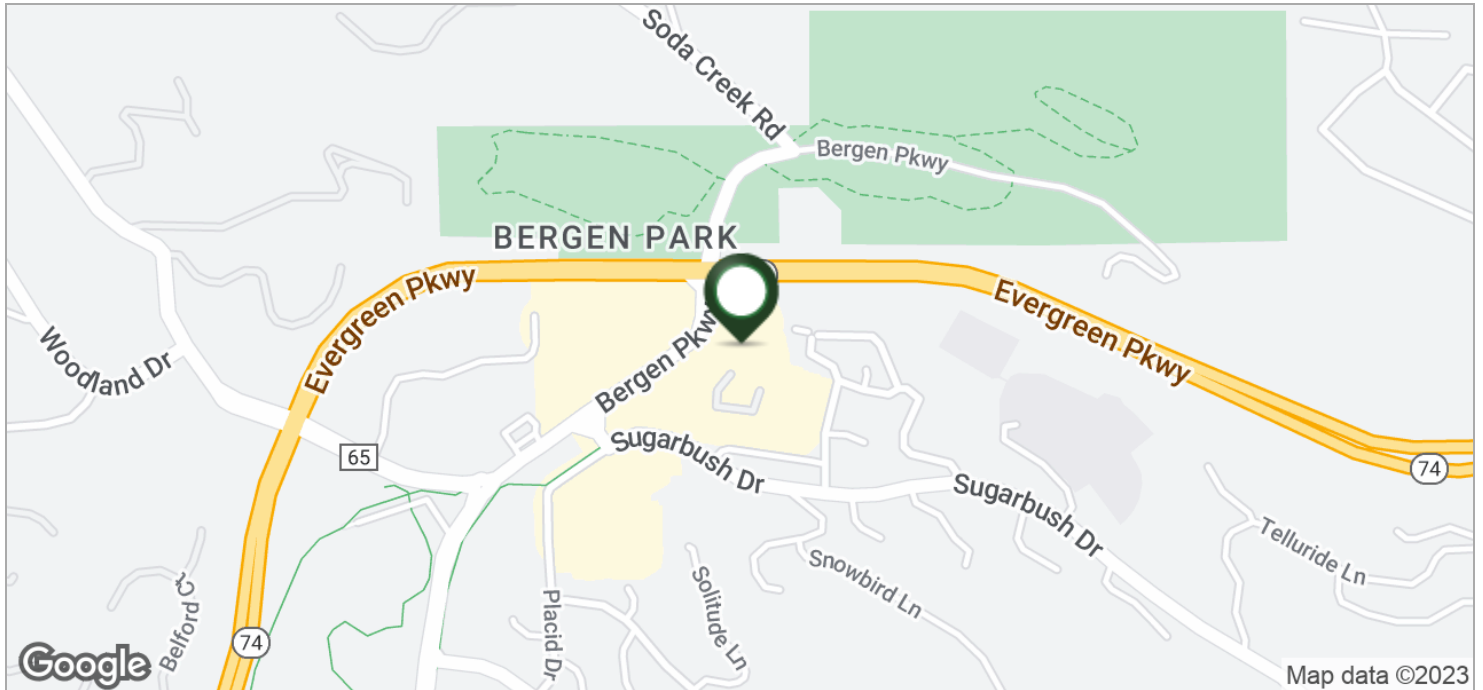
Additional Photos



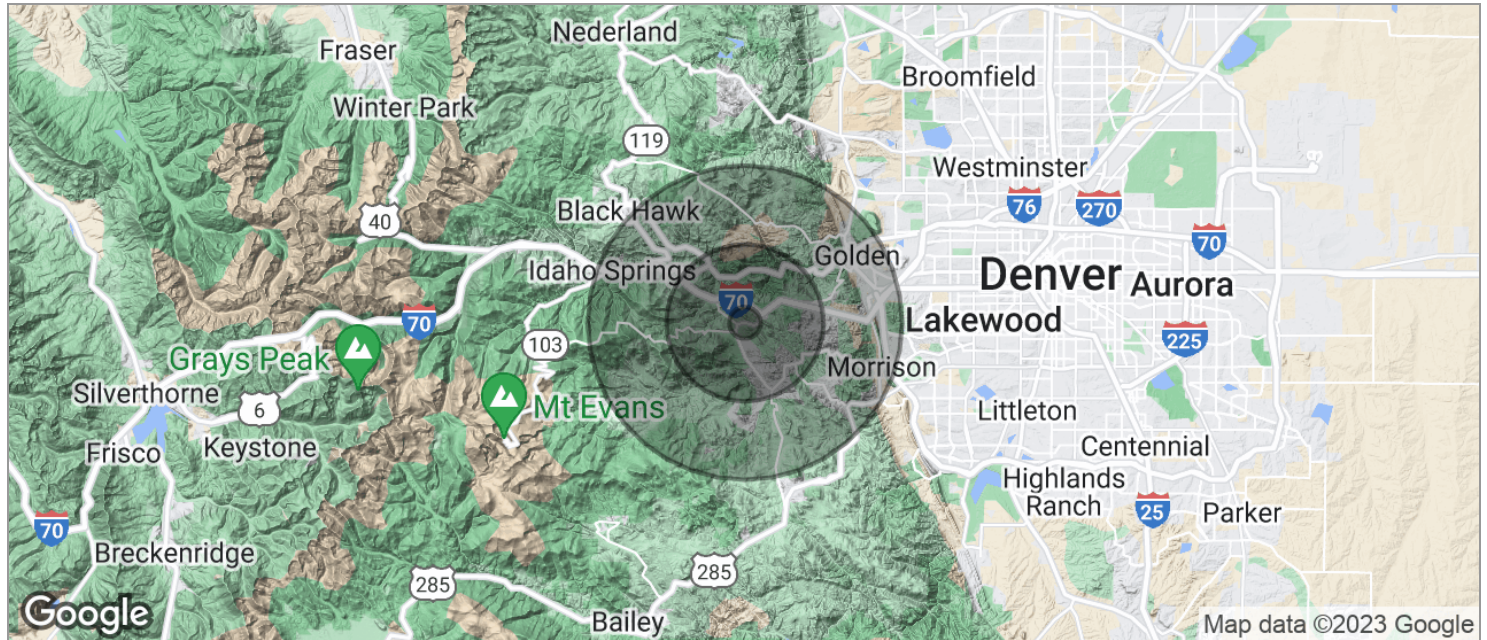
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,084	17,916	45,844
MEDIAN AGE	47.3	46.9	45.4
MEDIAN AGE (MALE)	46.6	46.1	44.5
MEDIAN AGE (FEMALE)	48.2	47.8	46.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	432	7,302	19,339
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$164,160	\$151,164	\$123,872
AVERAGE HOUSE VALUE	\$503,042	\$512,872	\$460,290

* Demographic data derived from 2020 ACS - US Census