

# FOR SALE - Reduced to \$57.50sq ft Multi-Tenant Office Building

6897 Paiute Avenue Niwot, Colorado

PRICE REDUCED OVER \$60,000



**Prudential**  
**Rocky Mountain,**  
**REALTORS®**

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**CCIM**

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Niwot Office Building- 7,200 sq. ft. multi-tenant office building. 6 units attractive office building with large 26 space parking lot! Existing lease information available upon request. Ideal for owner-user with rental income or an investor. Imagine this all brick single story office building for only \$57.50 sq ft !!!

- Nicely finished 7,200 sq ft office building
- Quiet, neighborhood location
- Taxes: \$15,670 (2009)
- Outside entry for all office units
- Brick Construction, skylights, & large parking lot
- \$413,999.00