

FOR SALE - Office/ Retail /Medical Units

6670 Holman St. Unit 702 & 703, Arvada, CO 80004

Zoning	CG, Arvada (Expanded uses w/in Dev. Agmt)
Square Ft	2,700 (1,350 each unit)
Clear Ht	10'
Power	200A 120/480V 3P (tbv)
Loading	Drive In Door: 8'
Parking	3:1000
YOC	2024
HOA	$260/month

Property Features

- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Drive in Door
- Water and Drains in Office
- Ready for Hair Salon, medical, treatment or other similar uses

$675,000

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COMMERCIAL REAL ESTATE ADVISORS

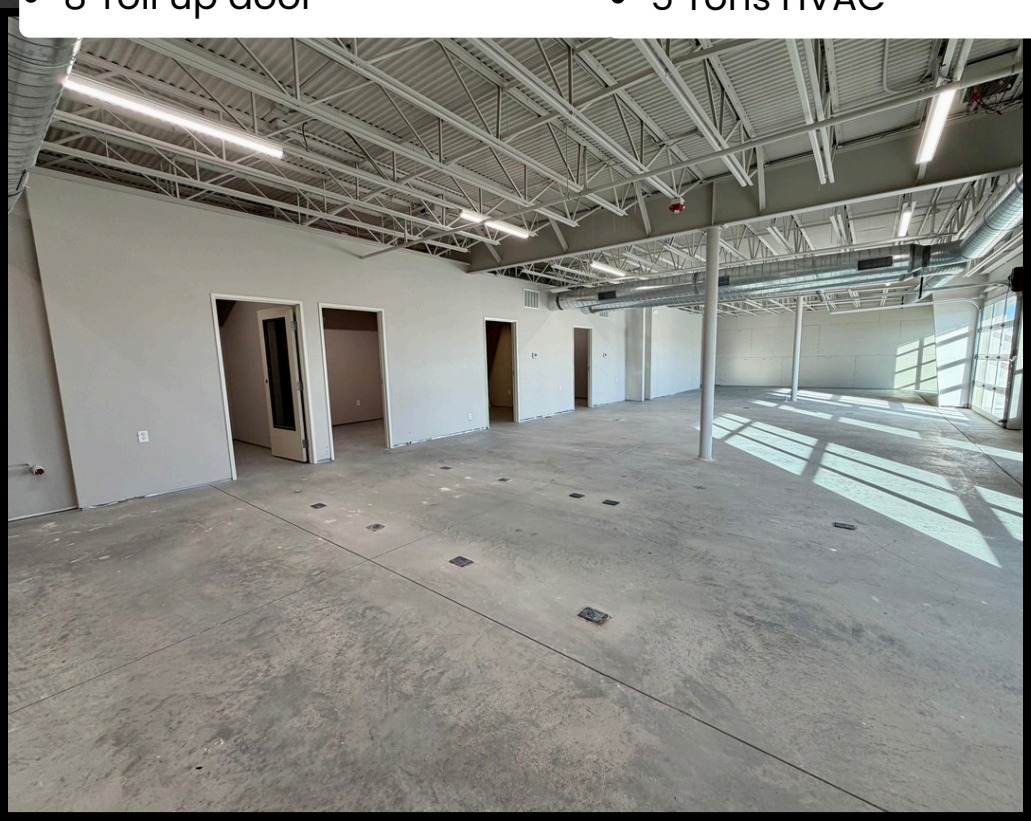
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Professional Services
- Office uses
- Architecture
- Legal
- Lab
- Consulting

Health Care Services
- Chiropractic
- Dentistry
- Hair Salon
- Wellness Center
- Fitness

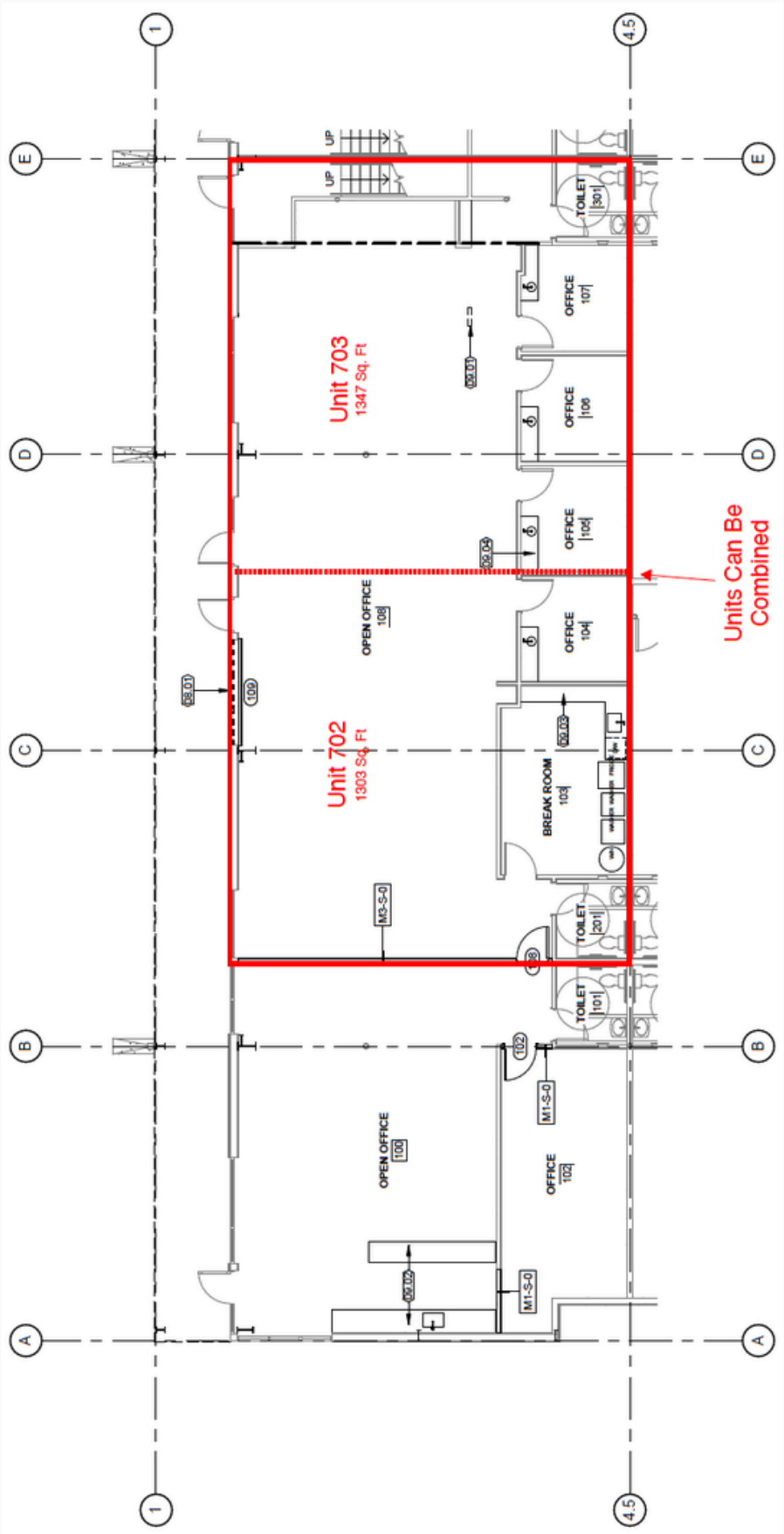
- Abundant Light in units
- 4 Office/Treatment rooms
- water and drains in offices
- 8' roll up door
- Finished kitchen and bathroom
- LED Lightning
- 200 Amp 3Phase
- 5 Tons HVAC





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