

# 19th Avenue Suites

18590 E. 19th Ave. Aurora CO, 80011



**5,716**

Gross Square Feet

**0.4**

Acres

**\$950,000**

List Price

## PROPERTY OVERVIEW

The Kramer Group of Marcus & Millichap is pleased to present the 19th Ave Suites. This stand-alone office building is quietly situated right off Tower Road in Aurora, Colorado. The 19th Ave Suites are an ideal property for an owner/user looking to expand their business into a well-maintained office building with easy access to I-70 and E Colfax Avenue. The current owner is willing to lease back part of the building or vacate entirely.

Listing Price	\$950,000
Square Feet	5,716 SF
Lot Size	14,424 SF (0.4 Acres)
Year Built	1987
Property Taxes (2023)	\$19,074

# PARCEL MAP

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# PROPERTY EXPENSES

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Utilities	\$15,059
Landscaping/Snow Removal	\$9,168
Janitorial	\$4,344
Property Taxes (2023)	\$19,074
Insurance (2024)	\$5,226
<b>Total</b>	<b>\$52,871</b>





18590 E 19th Avenue

BEST BUY WAREHOUSE

AURORA SPORTS PARK

COLFAX AVE.

EAST MIDDLE SCHOOL

HINKLEY HIGH SCHOOL

BECK RECREATION CENTER

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