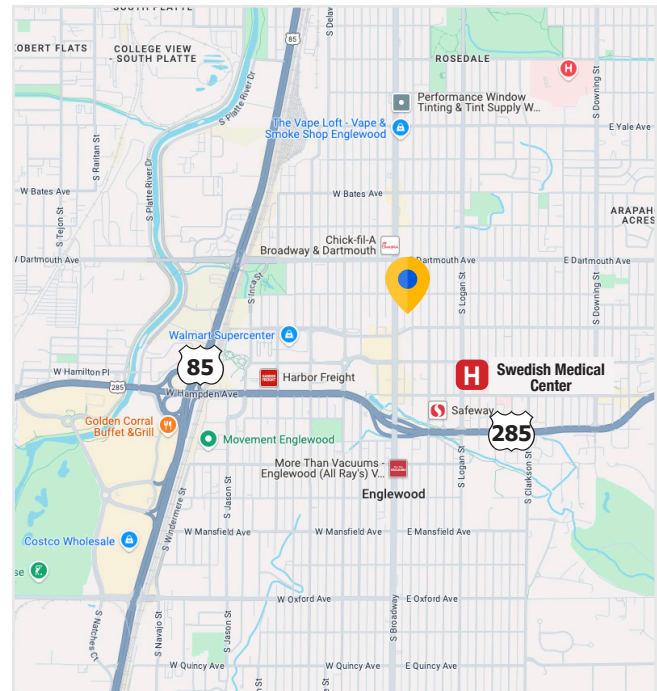




# 3247 S Lincoln Street Englewood, CO 80113

## Overview

Building Area:	8,960 SF
REDUCED ASKING PRICE:	<del>\$2,275,000</del> <b>\$2,100,000</b>
Parcel Size:	0.47 AC   20,312 SF
Current Use:	2-Tenant Medical Office Building
Year Built:	1998   New Roof Installed 2024
Parking:	40 Surface Spaces   4.46:1,000 SF
Listing Type:	2-Tenant Building Investment (One Tenant Currently in Residence)



## Property Features

- Cash-Flowing Investment
- Well Maintained
- Stable Occupancy
- Recently Renovated
- No MUD Taxes
- 24 kW Standby Generator
- Near Swedish Medical Center
- Masonry Construction
- Ample Parking
- Near Abundant Retail Amenities

## For more information:

**Mike Statter, SIOR, CCIM**

314.330.5240 mobile  
mstatter@cresa.com

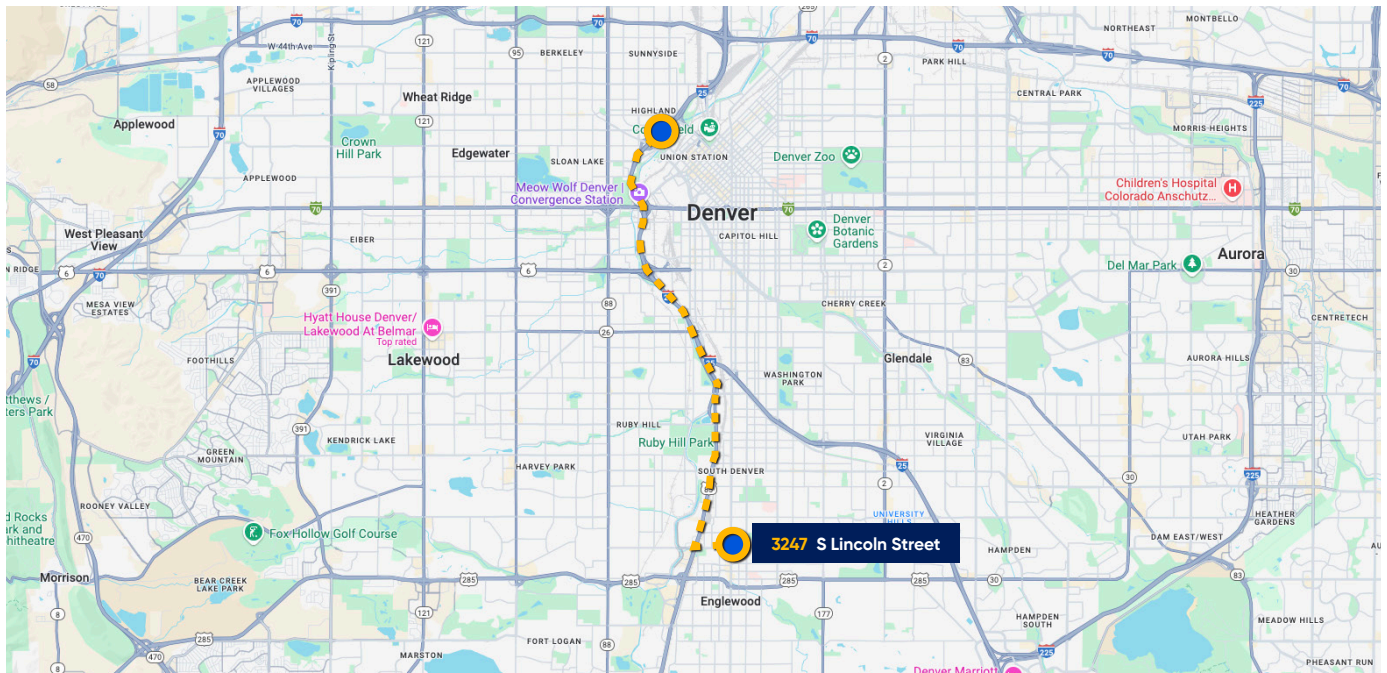
**Chris W. Smith**

713.503.4428 mobile  
csmith@cresa.com

**FOR SALE** | MOB Investment with Potential Owner / User Suite

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