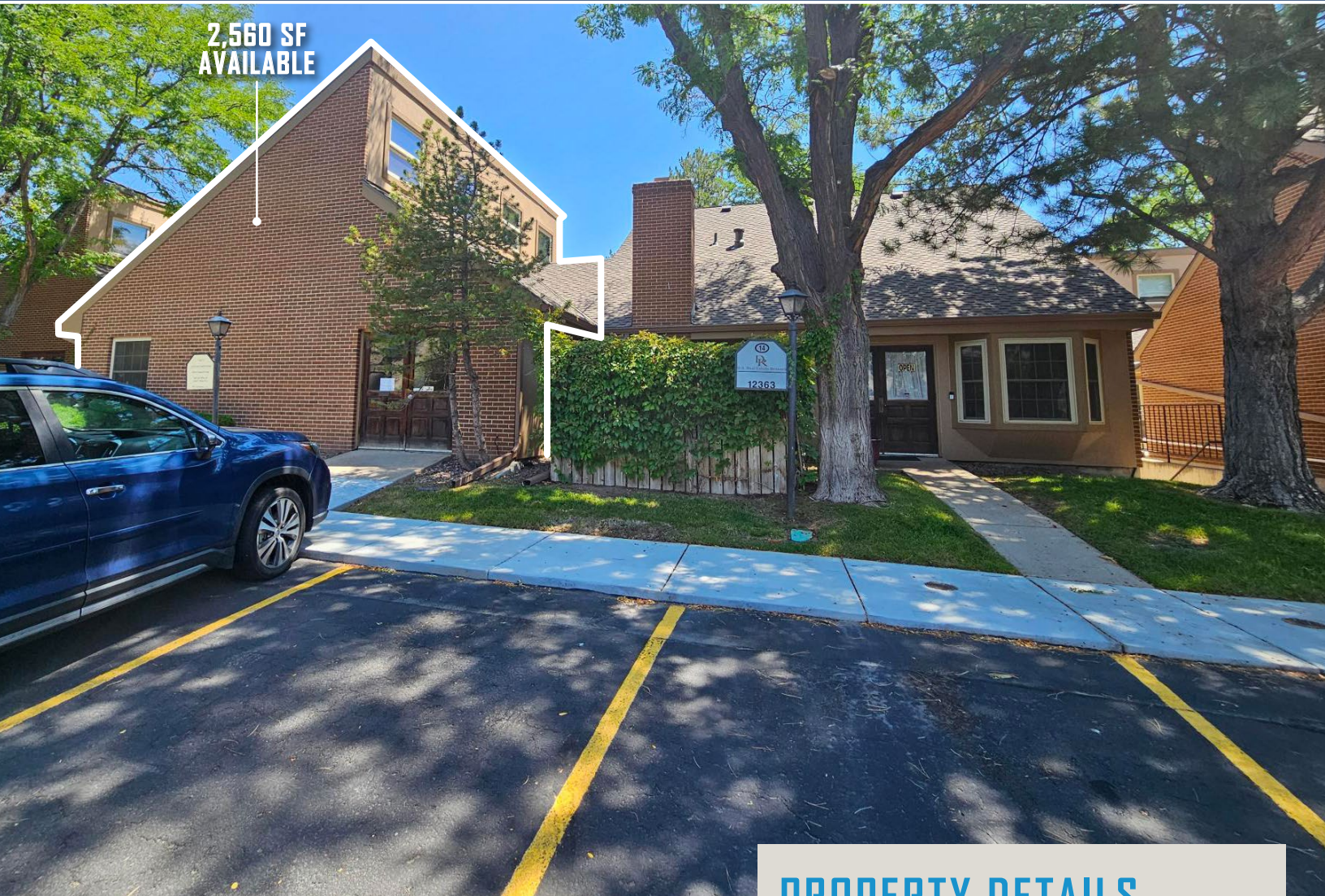


OFFICE CONDOS FOR SALE

STONEHENGE AT THE DAM OFFICE CONDOS

12361 E. CORNELL AVENUE, AURORA, CO 80014

TREVEY
COMMERCIAL



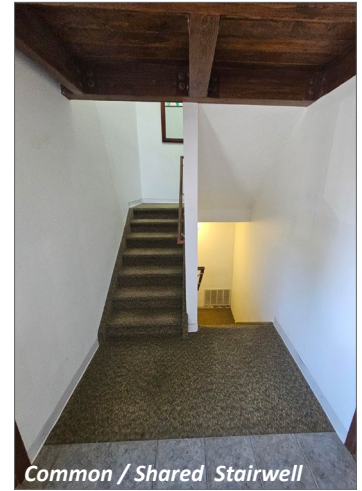
PROPERTY FEATURES

- 3-Level Office Townhouse with Separate Suites for Each Floor
- Great Opportunity for Investment or Owner/User to Generate Additional Income
- New HVAC System (2024)
- HOA Recently Replaced Roofs & Sidewalks, Refreshed Stucco and Parking Lot
- Monthly HOA Dues Cover Exterior Maintenance, Trash, Snow Removal & Landscaping
- Located Directly Off I-225 & Parker Road - One of Metro Denver's Key Access Points
- Walkable to Nine Mile Station Light Rail (RTD R-Line)
- Minutes to Cherry Creek State Park & The Point at Nine Mile Station Retail

PROPERTY DETAILS

AVAILABLE	2,560 SF
SALE PRICE	\$375,000 (\$146.48 / SF)
PROPERTY TAXES	\$8,056.06 (2025)
HOA DUES	\$1,508.54 / Quarter (Estimate)
ZONING	MU-C
PARKING	One (1) Covered Space / Surface Onsite Parking
USE	Multi-Tenant Office Condo
Y.O.C.	1983
UTILITIES	Xcel Energy
WATER / SAN	Aurora Water
CITY / COUNTY	Aurora / Arapahoe

PROPERTY IMAGES



REGIONAL AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	59,490	\$96,581	\$438,801
5 Mile	435,998	\$180,870	\$485,364
10 Mile	1,309,584	\$126,617	\$638,219

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 6,300 VPD at S. Racine St. & E. Cornell Ave.
Approx. 25,000 VPD at S. Peoria St. & Parker Rd.
Approx. 57,000 VPD along I-225 at Parker Rd.

TREVEY
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