

6225 S Sterne Parkway, Littleton, CO 80120

GLASS PROPERTIES GROUP

KELLERWILLIAMS



ncome-Producing Littleton Triplex with 7.1% Cap Rate!

Fully leased Littleton triplex offering a 7.1% cap rate, immediate rental income, and an attractive multifamily investment opportunity. This income-producing property features three separate residential units with a desirable mix of one 4-bedroom, one 3-bedroom, and one 2-bedroom residence. Property features include kitchens with granite countertops and newer appliances, on-site laundry, five off-street parking spaces, and three backyard storage spaces for added resident convenience. Ideally located near Downtown Littleton, residents enjoy convenient access to local restaurants, shopping, entertainment, and outdoor recreation, including Sterne Park, Gallup Park, and Ketring Park. With all three units currently leased, this established rental property offers immediate income and an opportunity to expand or diversify an investment portfolio. An attractive opportunity for investors seeking a cash-flowing multifamily asset in the desirable Littleton market!

PROPERTY PHOTOS









RENT ROLL

Rent Roll

Source: Seller-provided. Prepared by Glass Properties Group

Unit	Bed / Bath	Square Feet	Monthly Rent	Annual Rent
Unit 6225	3 bd / 1 ba	1,510	$1,850	$22,200
Unit 6227	2 bd / 1 ba	1,006	$1,900	$22,800
Unit 6229	4 bd / 2 ba	1,800	$2,700	$32,400
Total	**9 bd / 4 ba**	**4,316**	**$6,450**	**$77,400**

Financials

Source: Seller-provided. Prepared by Glass Properties Group

List Price	**$895,000**
Gross Annual Rental Income	**$77,400**
Insurance	$4,300
Water	$2,220
Electric & Gas	$1,200
Property Taxes	$6,121
Total Operating Expenses	**$13,841**
Net Operating Income (NOI)	**$63,559**
Cap Rate	**7.10%**

LOCATION OVERVIEW

Littleton, Colorado

6225–6229 S Sterne Pkwy · Littleton, CO 80120

PARKS, DOWNTOWN LITTLETON & LIGHT RAIL MINUTES AWAY

MAJOR EMPLOYERS

1	**Arapahoe Community College** 5900 S Santa Fe Dr, Littleton	1.1 mi · 4 min
2	**City of Littleton – Littleton Center** 2255 W Berry Ave, Littleton	1.6 mi · 4 min
3	**AdventHealth Littleton Hospital** 7700 S Broadway, Littleton	2.9 mi · 7 min
4	**Swedish Medical Center** 501 E Hampden Ave, Englewood	6.1 mi · 12 min

DINING

5	**Bacon Social House** 2100 W Littleton Blvd, Littleton	0.8 mi · 3 min
6	**Grande Station** 2299 W Main St, Littleton	1.4 mi · 3 min
7	**Lucile's Creole Cafe** 2852 W Bowles Ave, Littleton	1.5 mi · 5 min
8	**Farmhouse at Breckenridge Brewery** 2990 Brewery Ln, Littleton	2.4 mi · 6 min

COFFEE & CAFÉS

9	**Starbucks** 1510 W Littleton Blvd, Littleton	1.0 mi · 3 min
10	**Lost Coffee** 1190 W Littleton Blvd, Littleton	1.2 mi · 3 min
11	**Dirt Coffee** 2506 W Alamo Ave, Littleton	1.2 mi · 4 min

GROCERY & MARKETS

12	**King Soopers** 100 W Littleton Blvd, Littleton	1.9 mi · 5 min
13	**Sprouts Farmers Market** 5001 S Broadway, Englewood	2.9 mi · 6 min
14	**Trader Joe's** 5910 S University Blvd	3.3 mi · 7 min

TRANSIT · RTD LIGHT RAIL

15	**Littleton–Downtown Station** 5780 S Prince St, Littleton	1.0 mi · 4 min
16	**Littleton–Mineral Station** 7500 S Platte River Pkwy, Littleton	3.2 mi · 7 min
17	**Oxford–City of Sheridan Station** 4101 S Windermere St, Sheridan	3.5 mi · 7 min
18	**Englewood Station** 899 W Floyd Ave, Englewood	4.7 mi · 10 min

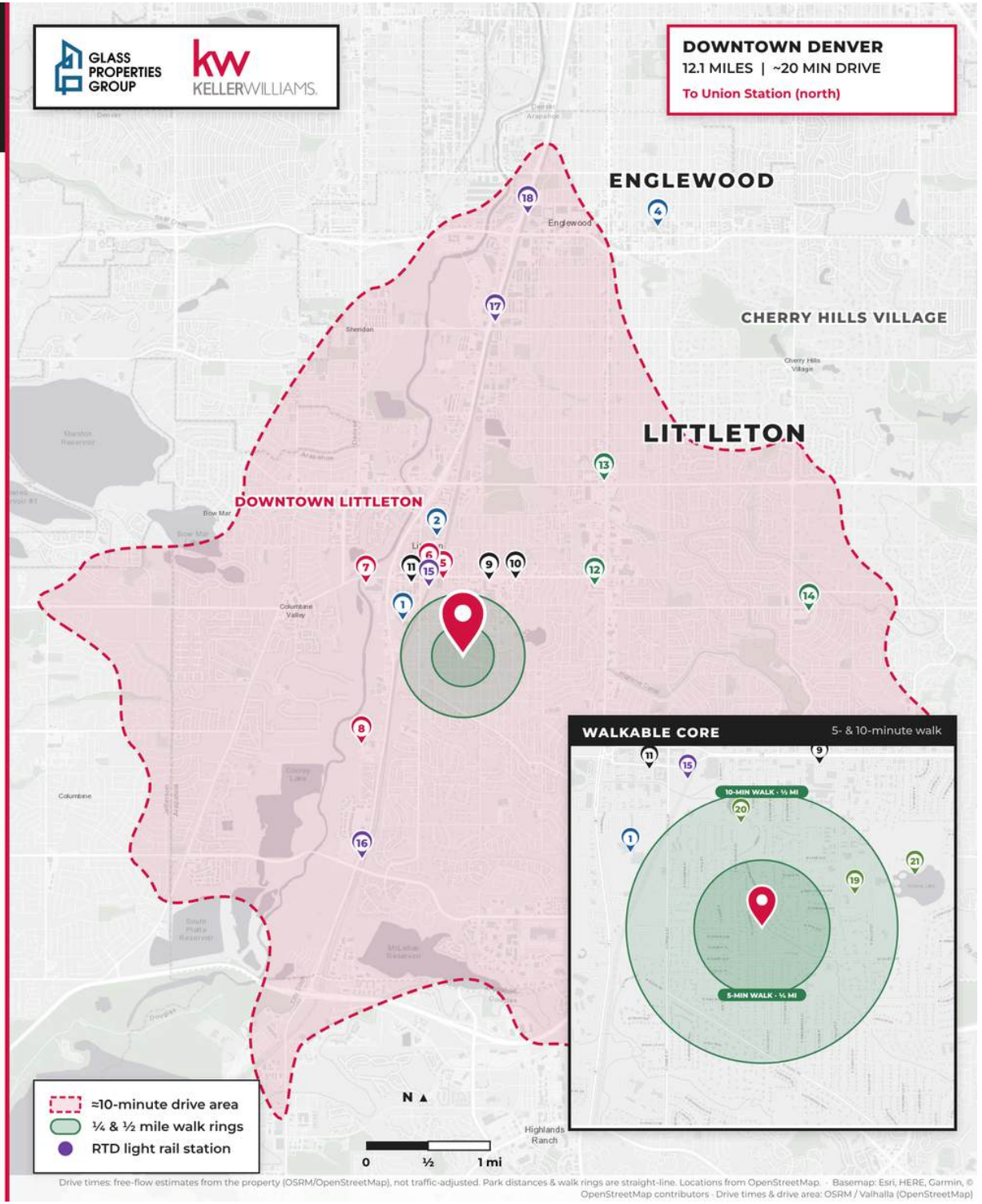
PARKS & OPEN SPACE

19	**Gallup Park** Adjacent to the property	0.4 mi walk
20	**Sterne Park** Trails, pond & ballfields	0.4 mi walk
21	**Ketring Park** Lake & walking paths	0.6 mi walk

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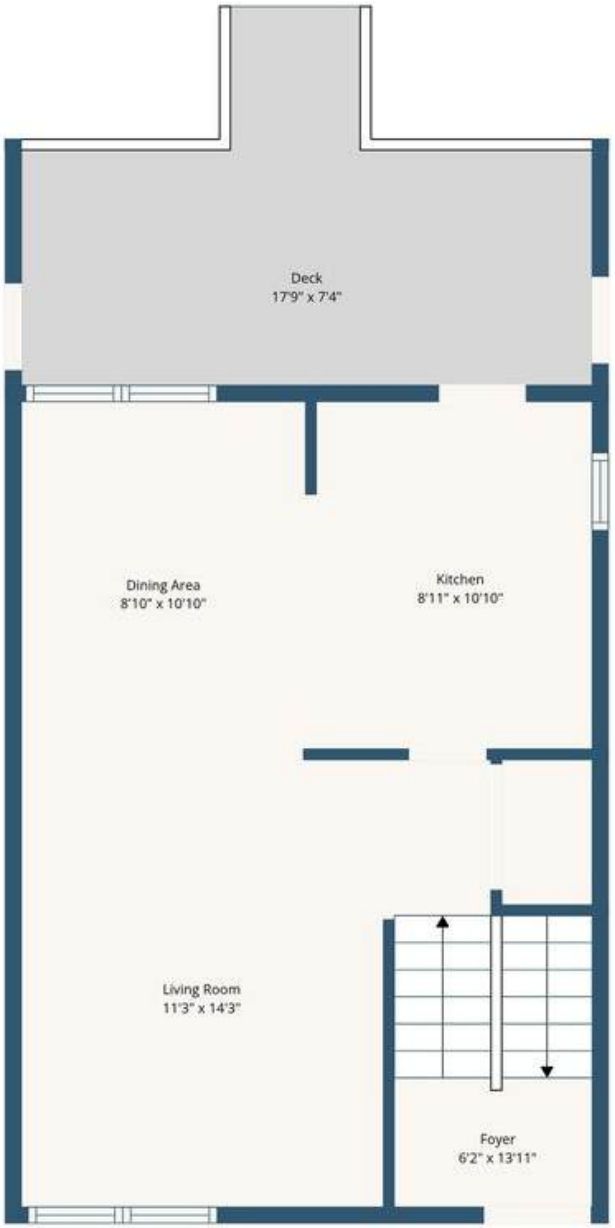
DOWNTOWN DENVER
12.1 MILES | ~20 MIN DRIVE
To Union Station (north)



Drive times: free-flow estimates from the property (OSRM/OpenStreetMap), not traffic-adjusted. Park distances & walk rings are straight-line. Locations from OpenStreetMap. · Basemap: Esri, HERE, Garmin, © OpenStreetMap contributors · Drive times & drive area: OSRM / Valhalla (OpenStreetMap)

FLOOR PLAN - Unit 6227

Main Level - Unit 6227



Lower Level - Unit 6227







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“We help our clients build wealth through Real Estate”

Property Details

- Units: 3
- Bedrooms: 9 Total
- Bathrooms: 4 Total
- Occupancy: 100% / Fully Leased
- Cap Rate: 7.1%
- Parking: 5 Off-Street Spaces

Special Features

- 7.1% Cap Rate | Fully Leased, Income-Producing Triplex
- Desirable Unit Mix | 4-Bedroom, 3-Bedroom & 2-Bedroom Residences
- Property Features | Granite Countertops & Newer Appliances
- Five Off-Street Parking Spaces | Convenient Resident Parking
- On-Site Laundry | Added Convenience for Residents
- Prime Littleton Location | Minutes from Downtown Shopping, Dining & Entertainment
- Nearby Outdoor Recreation | Close to Sterne, Gallup & Ketring Parks
- Established Multifamily Investment | Immediate Rental Income & Long-Term Potential

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