

FOR SALE

AUTO | ENTERPRISE ZONING | \$1,300,000

5380 FEDERAL BLVD DENVER, CO 80221



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PROPERTY INFORMATION

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SALE PRICE	\$1,300,000
YEAR BUILT	1957
BUILDING SIZE	3,600 SF (TBV)
LOT SIZE	0.35 AC
LOADING	4 Drive-Ins
ZONING	C-5
PARKING	20 Spaces (TBV)
TAXES	\$12,951.26
POWER	3-Phase (TBV)
CLEAR HEIGHT	11'

PROPERTY HIGHLIGHTS

- Zoning: C-5 (Adams)
- Paint Booth Included
- Outdoor Fenced Yard
- Finished Office Space
- Corner Lot Location
- Excellent Visibility Along Federal Blvd
- Located Within Enterprise Zone
- 3 - 10x10' Drive-Ins, 1 - 12x10'



AERIAL PHOTO

5380 FEDERAL BLVD
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W 54TH AVE.

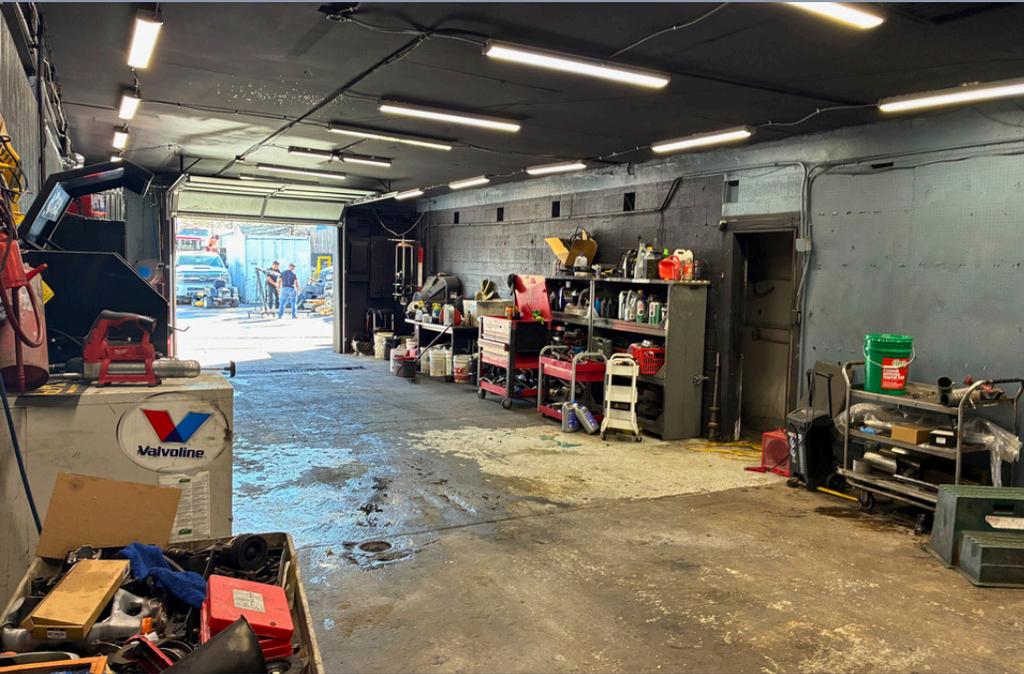
FEDERAL-FACING SHOP
(3,600 SF)

FENCED YARD IN BACK
(APPROX. 0.13 AC)

N FEDERAL BLVD.

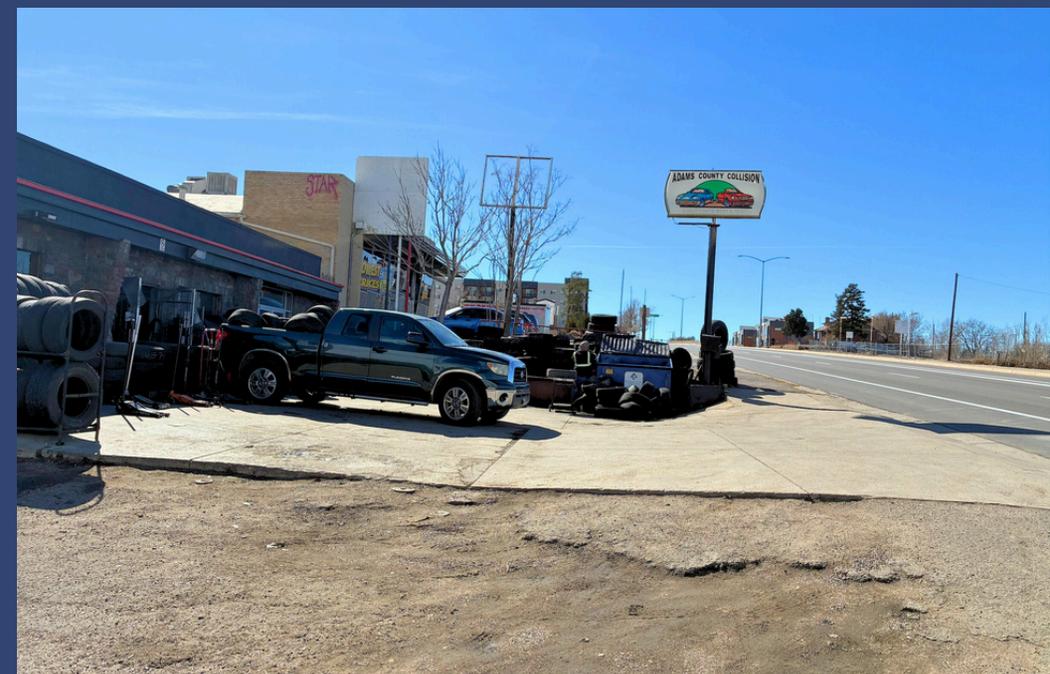
PROPERTY PHOTOS - SHOP

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PROPERTY PHOTOS - EXTERIOR

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RETAIL/DEVELOPMENT MAP

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Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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