

FOR SALE
\$320,000



MANCAVES - PERSONAL STORAGE CONDO

13303 E ADAM AIRCRAFT CIR, D65

Englewood, CO 80112



CONDO SF
1,160 SF



COMPLEX SIZE
64,460 SF



YEAR BUILT
2016

PROPERTY HIGHLIGHTS

- Rare end-cap unit with floor to ceiling windows
- Located directly across from the "Owners Lounge"
- Square footage includes 400 SF of mezzanine
- Custom, built-in wine cooler for wine enthusiasts



LOT SIZE
3.73 AC



ZONING
AMU



TAXES
2016

PROPERTY DESCRIPTION

ManCave storage condos are upscale, customizable, and secure "garage-condominium" units designed for storing luxury vehicles, RVs, or boats while serving as private, high-end recreational spaces. These individually owned, 24/7 accessible units feature high ceilings for lifts, mezzanine levels, and climate control.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



**MADISON
COMMERCIAL**
PROPERTIES

LOCATION MAP



Google

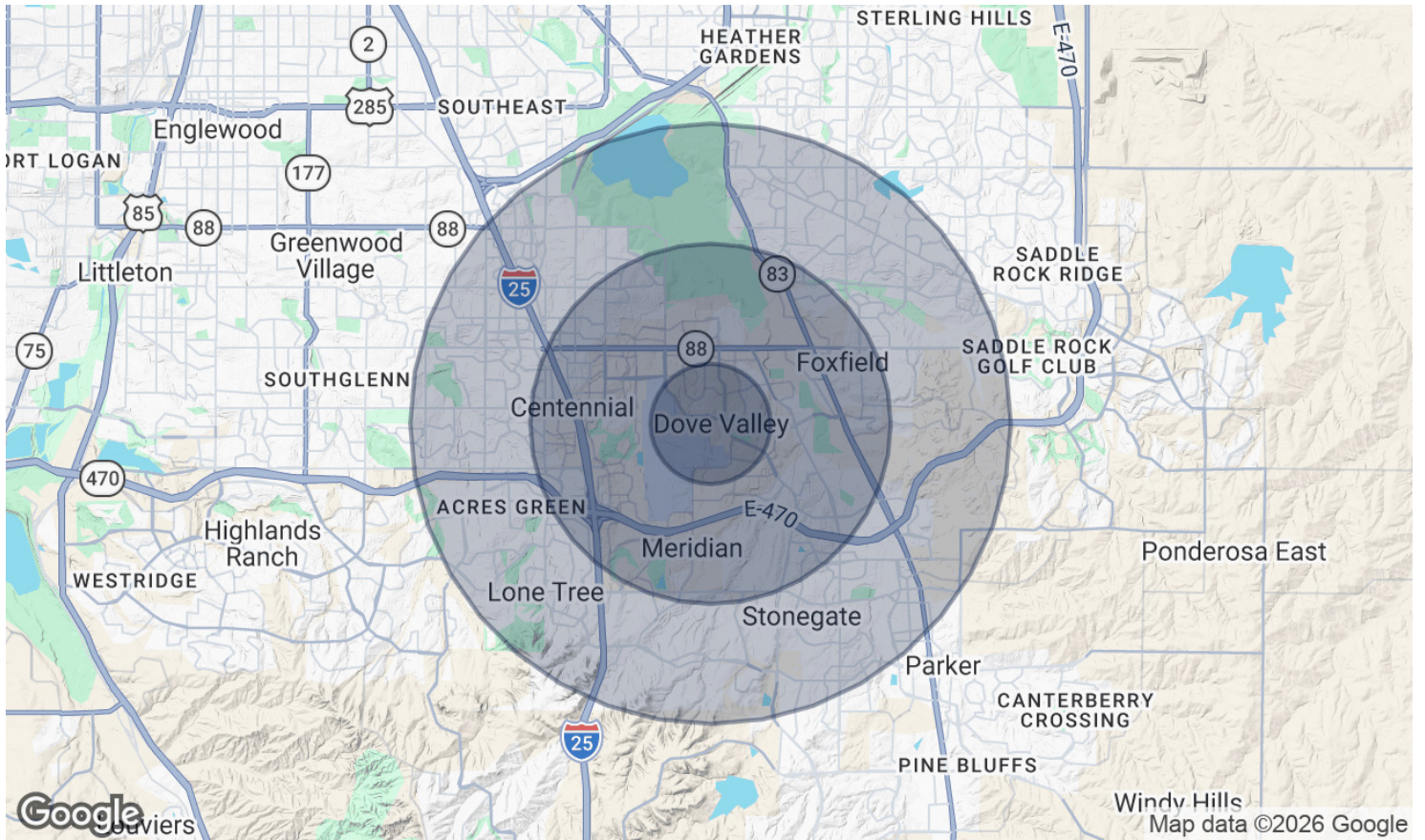
BRANDON GOUKER

720.996.1010

bgouker@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,183	51,884	206,475
Average Age	33.8	37.2	39.6
Average Age (Male)	33.2	35.7	38.9
Average Age (Female)	33.4	38.0	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,370	22,274	83,421
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$111,981	\$143,140	\$157,062
Average House Value	\$601,360	\$674,713	\$673,825

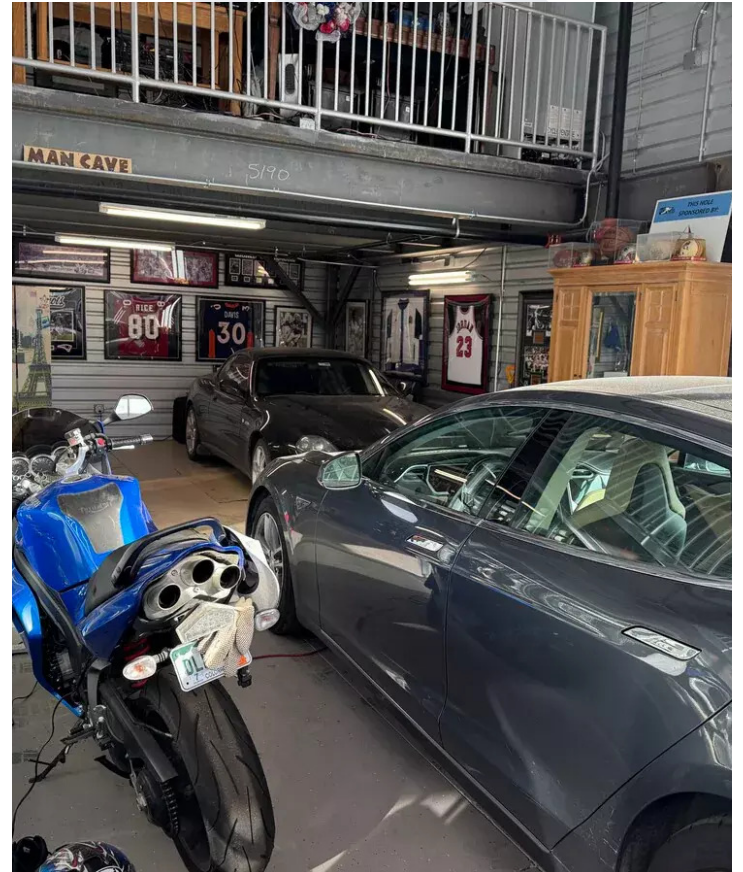
2023 American Community Survey (ACS)

BRANDON GOUKER

720.996.1010
bgouker@madisoncommercial.com



INTERIOR PHOTOS



BRANDON GOUKER

720.996.1010

bgouker@madisoncommercial.com

