

RETAIL BUILDING WITH DIRECT HIGHWAY EXPOSURE FOR LEASE

335 Park Ave

Empire, CO



#### OFFERING SUMMARY

<b>Least Rate:</b>	Negotiable
<b>Building SF:</b>	1,000 + Garage
<b>Lot SF:</b>	29,100 SF

#### PROPERTY DETAILS

- Located directly on Hwy 40, less than 2 miles from I-70
- Building recently remodeled
- Numerous upgrades including new roof, interior paint, exterior paint, windows, and garage doors
- Highly visible monument signage with multiple access points
- Located on busy Highway 40 on direct route to Winter Park and Rocky Mountain National Park with good traffic counts
- Opportunity to work with business-friendly town
- Great southern exposure with opportunity for outdoor seating
- TI's allowance available



TOM RICHARDSON

303-882-5079

tarich65@outlook.com

The information contained is from sources deemed reliable and should be independently verified

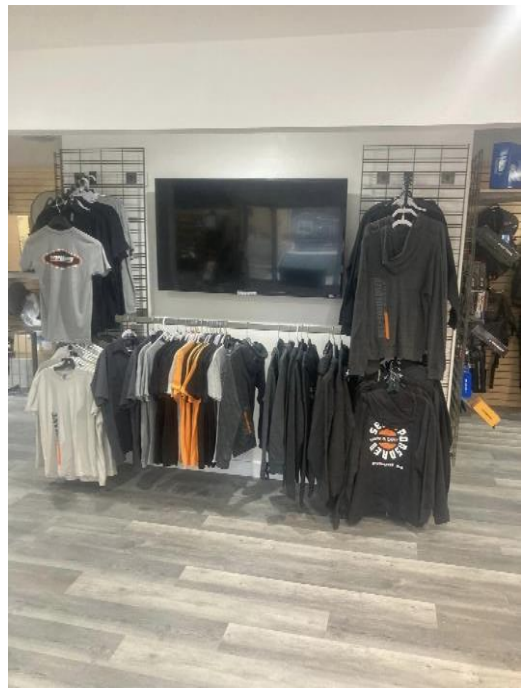
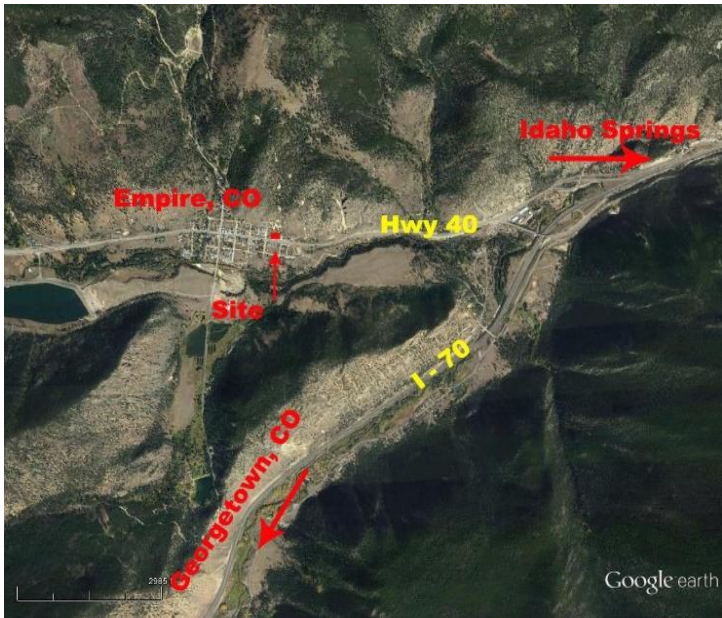




RETAIL BUILDING WITH DIRECT HIGHWAY EXPOSURE FOR LEASE

335 Park Ave

Empire, CO



TOM RICHARDSON

303-882-5079

tarich65@outlook.com

The information contained is from sources deemed reliable and should be independently verified

