

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Investment/Owner User Property

1460 E. 64th Ave, Denver, CO 80229



www.FullerRE.com



FOR SALE: \$2,500,000

Building:	5,200± SF* Combined
Lot Size:	.99± AC
YOC:	1964/1983
#Parcel:	One (1) #0182511201019

Structure Type:	Industrial / Residential
Water/Sewer:	North Washington - Water Tap 3/4"
Ditch:	United Water
Gas/Electric:	Xcel Energy
Zoning:	I-2, Adams County

**Square footage is estimated and subject to change.*

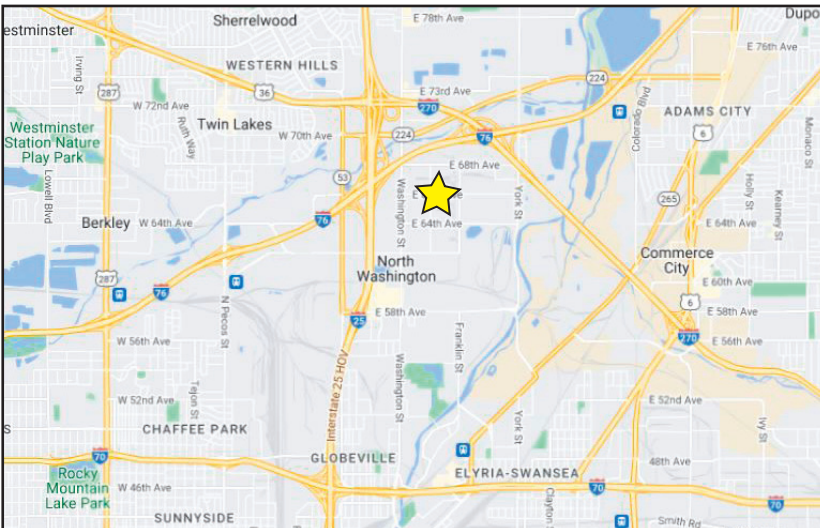
Also available for purchase: Parcels #0182511201021
#0182511201020

Fuller Real Estate
(303) 534-4822

Brokerage
Disclosure

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	1 Mile	3 Miles	5 Miles
Population	271	69,726	350,436
Households	113	22,690	141,613
Median HH Income	\$44,642	\$64,746	\$73,217
Median Age	40.00	34.10	35.80
Traffic (2022)	2,177 vpd - E. 64th Ave @ Franklin St		