



1801 W. Colfax Avenue Denver, CO 80204 www.ringsbyrealty.com Scott Patterson

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## Office Building: 6,250 SF PROPERTY FEATURES:

Building Size:	6,250
1st Floor SF:	3,125
2nd Floor SF:	3,125
Site Size:	0.14
Parking:	8 spaces (1 car garage)
Year Built:	1928 (renovated 2016)
Taxes:	\$46,663.62
Sale Price:	\$1,950,000
Lease Rate:	\$15/SF NNN
NNN Expenses:	\$11.48/SF



- Perfect office/retail combination
- High visible location
- Extremely walkable location
- Rich history building
- Original brick

## Secured fenced parking lot

- 1 car private garage
- Perfect user office option
- Great storefront window option
- Walking distance to hotels, restaurants and all

Downtown Denver amenities

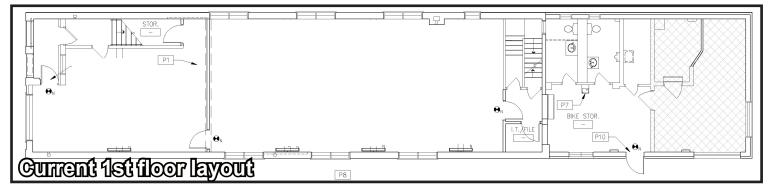
- New roof 2016
- Possible rental income w/ flexible 2 units
- Extra SF/storage in basement





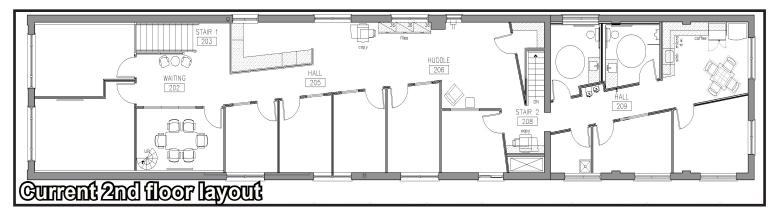
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