



FOR SALE: OFFICE | RETAIL | WAREHOUSE

6,000 SF
SQUARE FEET

14,606/0.34
SF/ACRE LOT

1959
YEAR BUILT

\$1,140,000
PRICE



OWNER USER OR INVESTMENT OPPORTUNITY

OFFERED BY:

BRIAN MCKERNAN

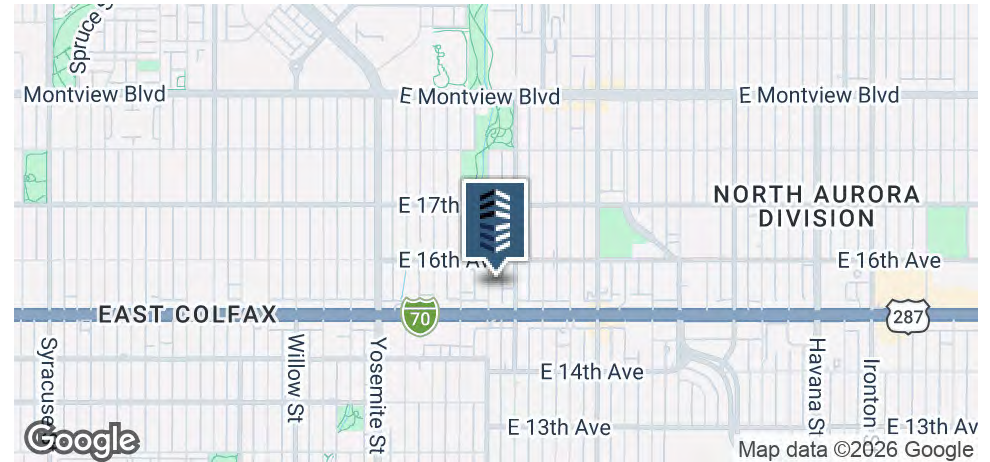
Senior Broker Associate

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1540 Boston Street
Aurora, CO 80010

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,140,000
Lot Size:	0.34 Acres
Year Built:	1959
Building Size:	6,000
Zoning:	OA-MS
Price / SF:	\$190.00

PROPERTY OVERVIEW

1540 Boston Street is a prime investment opportunity in Aurora, CO, this exceptional 6,000 SF building, built in 1959, features: several offices and open work areas, a large warehouse area, a kitchen and an exterior courtyard. Strategically zoned OA-MS, the property provides flexibility for a variety of commercial uses, including Office, Retail or Industrial, presenting a compelling proposition for investors. Boasting a strategic location in the dynamic Aurora-East Colfax area, this property is positioned to capitalize on the city's ongoing growth and business opportunities. With its history, footprint, and zoning, this property is the ideal property for realizing your vision of a successful commercial real estate venture.

PROPERTY HIGHLIGHTS

- Zoned OA-MS for Versatile Commercial Uses: Office, Industrial, or Retail
- Prime Location Just Off of Colfax Avenue
- Flexible Layout and Ample Space for Expansion and Customization
- Well-Maintained Property with Strong Investment Value

ADDITIONAL EXTERIOR PHOTOS



ADDITIONAL INTERIOR PHOTOS



LOCATION OVERVIEW

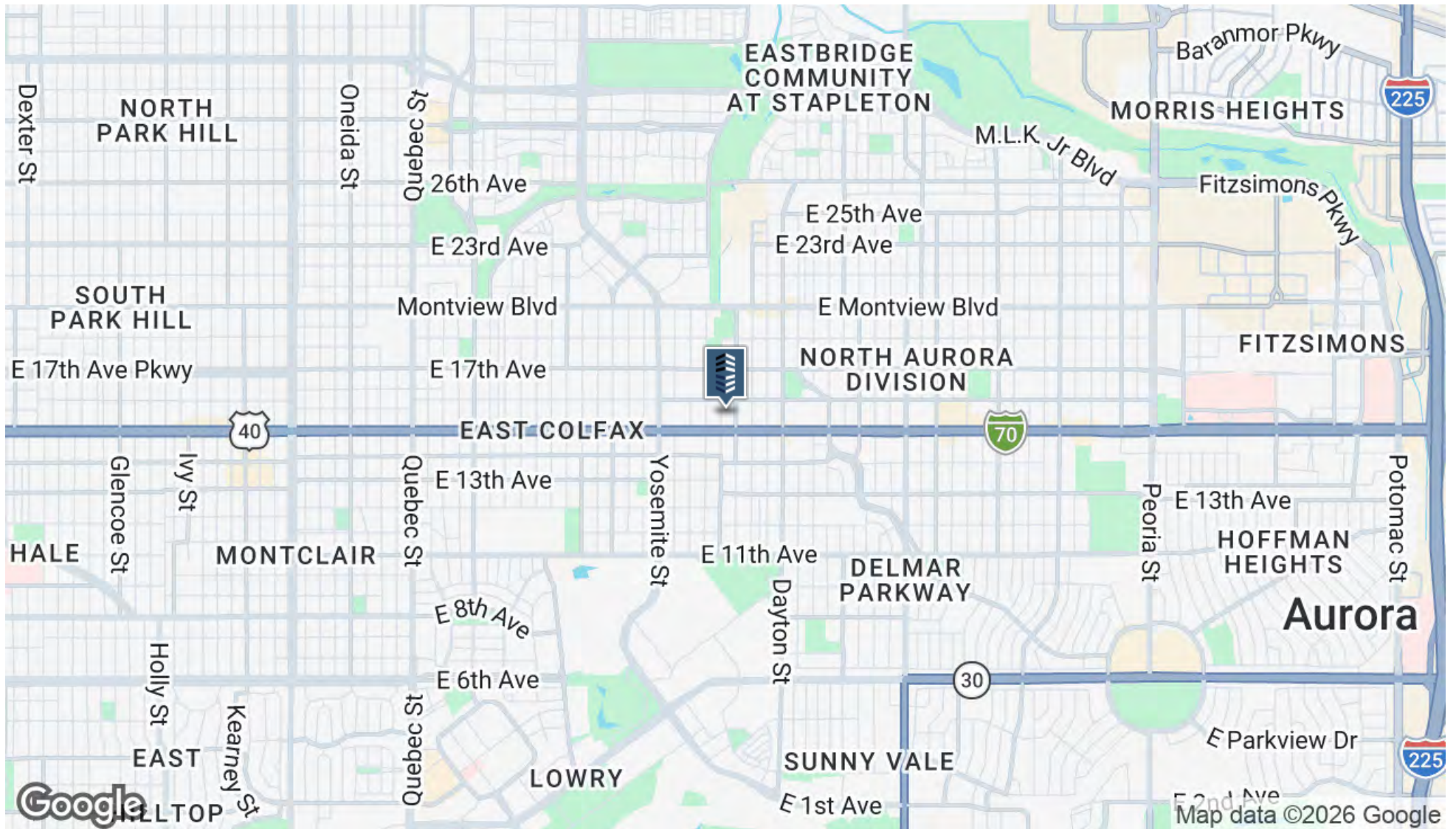


LOCATION DESCRIPTION

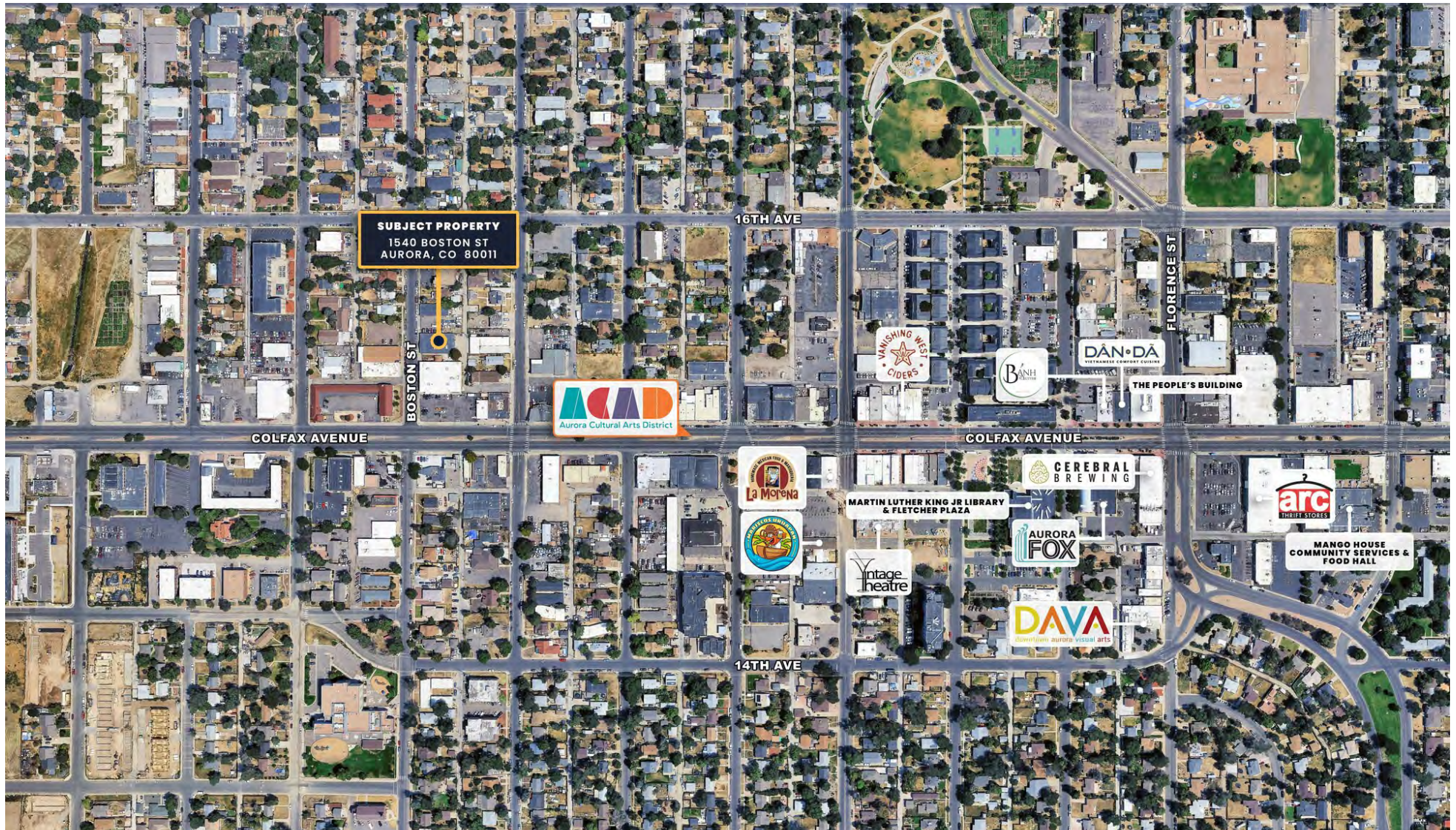
Discover the vibrant potential of Aurora, CO, the ideal location for your business and real estate investment. Situated in close proximity to major transportation routes and the Aurora Cultural Arts District (ACAD), this neighborhood offers an array of amenities, restaurants, banking and personal service options. Nearby points of interest include the Stanley Marketplace, boasting a unique blend of local shops and dining options, as well as the Anschutz Medical Campus, a hub for healthcare and research. With its strategic location and diverse local attractions, the area surrounding the property presents an opportunity for a property owner to capitalize on Aurora's thriving community and economic growth.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,019	3,563	9,452
Total Population	3,232	10,227	26,223
Average HH Income	\$54,255	\$63,010	\$91,688

LOCATION MAP



AREA AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,232	10,227	26,223
Average Age	33	34	34
Average Age (Male)	34	34	34
Average Age (Female)	32	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,019	3,563	9,452
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$54,255	\$63,010	\$91,688
Average House Value	\$794,131	\$563,317	\$581,226

Demographics data derived from AlphaMap

