

## Ground Floor Retail Condo Opportunity

### LIST PRICE: \$395,000

#### PROPERTY FEATURES

- Priced to sell, motivated seller
- This area of the West Colfax/Sloans Lake corridor has seen significant development in the last several years and is continuing to grow as a significant trade area of Denver
- Corner unit prominence, storefront glass, highly visible location on Colfax Avenue
- Includes outdoor space with open-air patio and Pergula
- Located within the highly desirable Sloan's Lake neighborhood
- Several successful retail operations driving demand and pedestrian traffic to this intersection, creating a node of demand
- Over 36,000 cars per day on West Colfax
- Attractive owner financial options available
- Stubbed for utilities
- Limited corner retail storefronts available with a storefront & outdoor patio

For more information, please contact:

**PETER SENGLMANN**

Vice President

303.962.9552

[PSengelmann@PinnacleREA.com](mailto:PSengelmann@PinnacleREA.com)

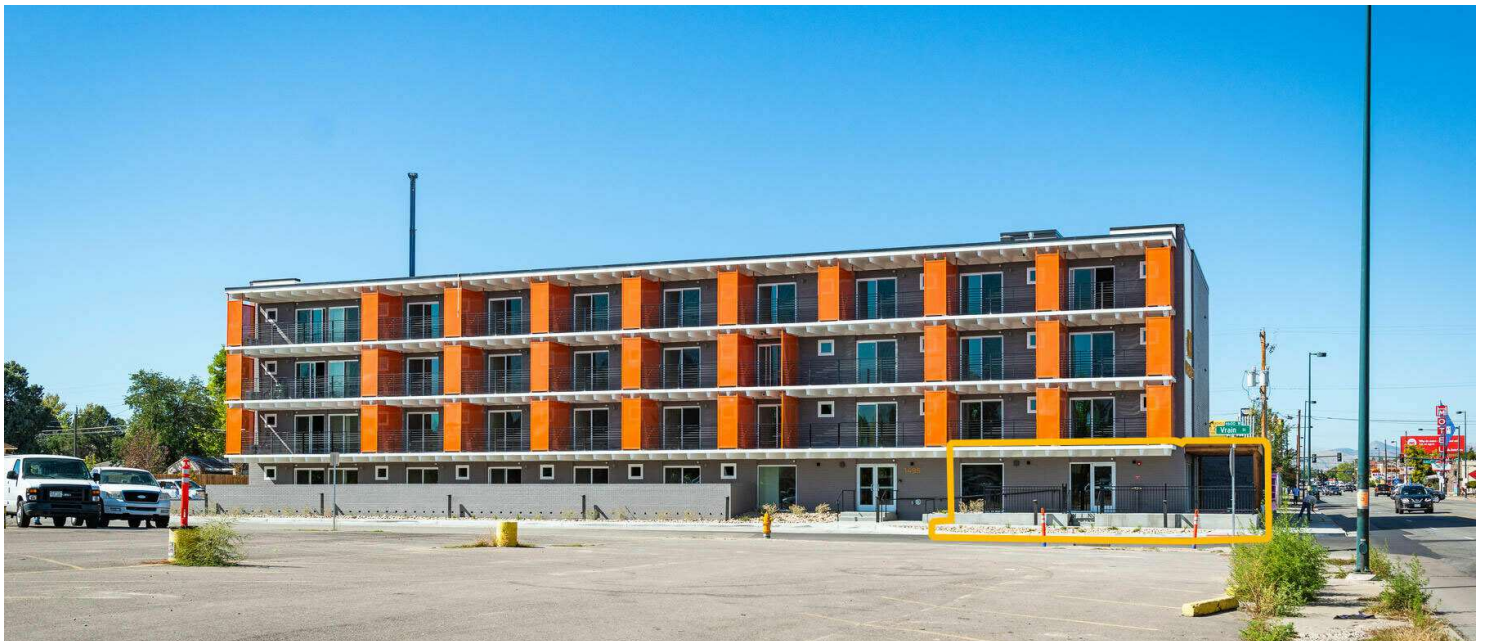
**Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)

**PROPERTY OVERVIEW**

Current Leasable SF:	1,480 SF
Zoning:	U-MS-5
Taxes:	\$10,136.30
HOA Dues:	\$854/Month (est)



For more information, please contact:

**PETER SENGLMANN**

Vice President

303.962.9552

PSengelmann@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



For more information, please contact:

**PETER SENGLMANN**  
Vice President  
303.962.9552  
PSenglmann@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com