

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$819,800
Building Size:	2,465 SF
Lot Size:	6,250 SF
Price / SF:	\$334.65
Year Built:	1952
Building Class:	C
Parking Spaces:	10
Zoning:	E-MX-3

## PROPERTY OVERVIEW

The International Group at RE/MAX Professionals is excited to present 950-952 South Federal Denver, Colorado 80219 for sale. This property is located in the heart of Federal Blvd, sounded by some of the best retail and restaurant's in Denver. This is a fantastic opportunity for an owner user purchase with over 2,465sf and the flexible zoning of E-MX-3. The building includes 6 customer parking spaces in the front and 4 parking spaces in the rear for employees.

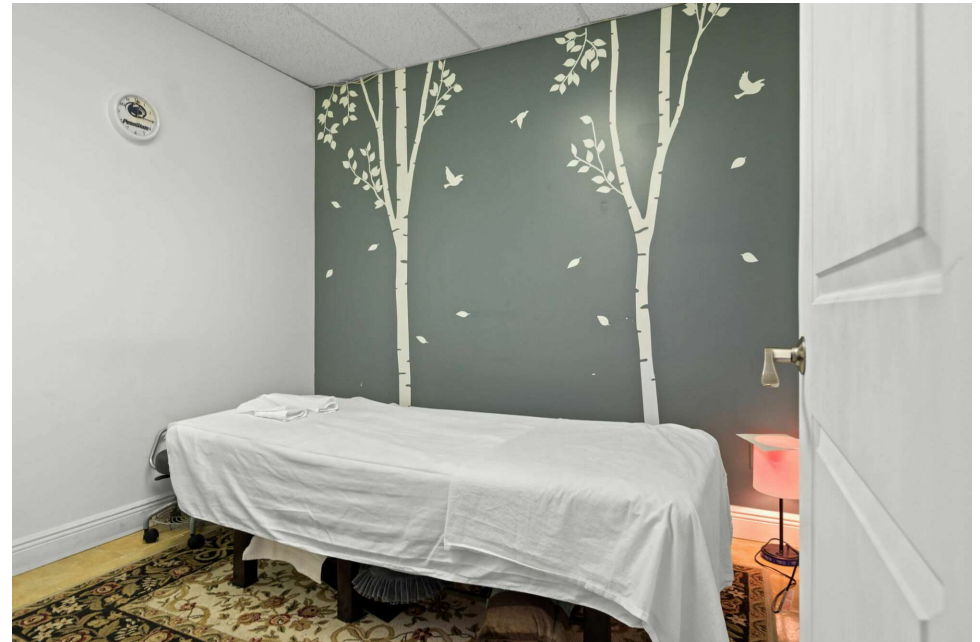
RETAIL PROPERTY  
FOR SALE

**CARTER HOLTER - REAMAX COMMERCIAL**

Each office independently owned and operated

950-952 SOUTH FEDERAL BLVD

# ADDITIONAL PHOTOS



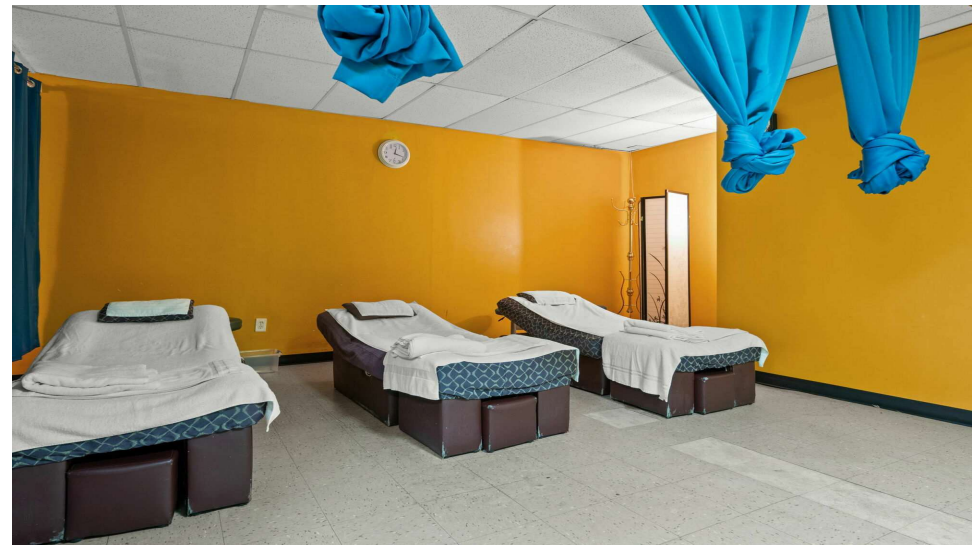
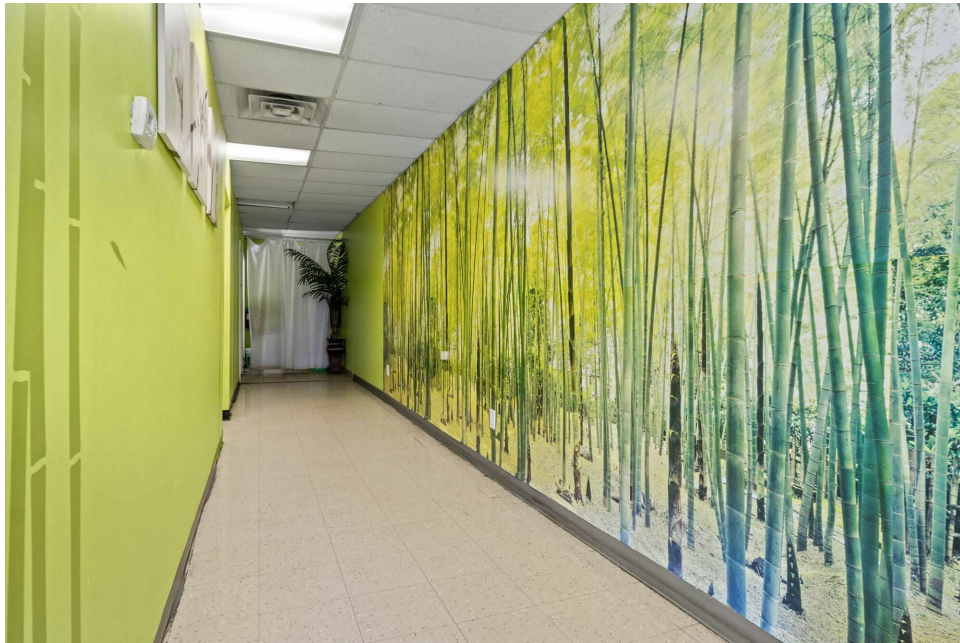
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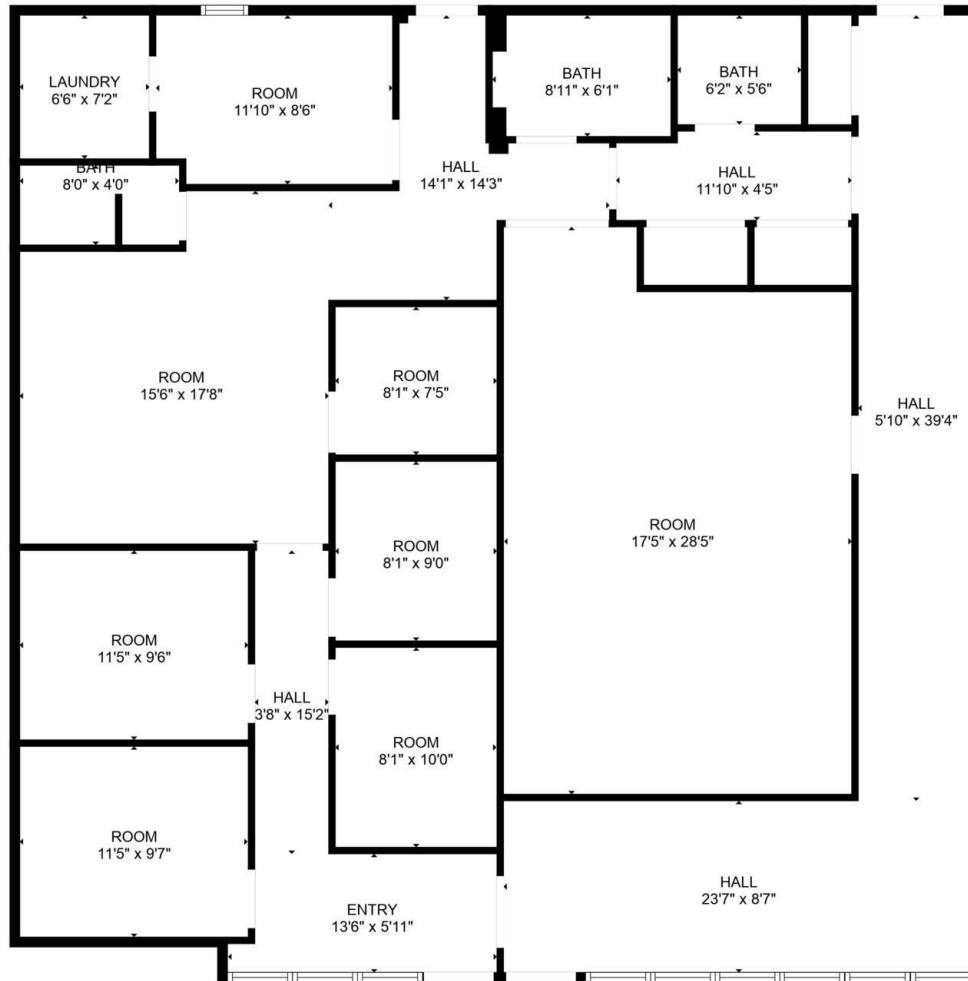


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# FLOOR PLANS



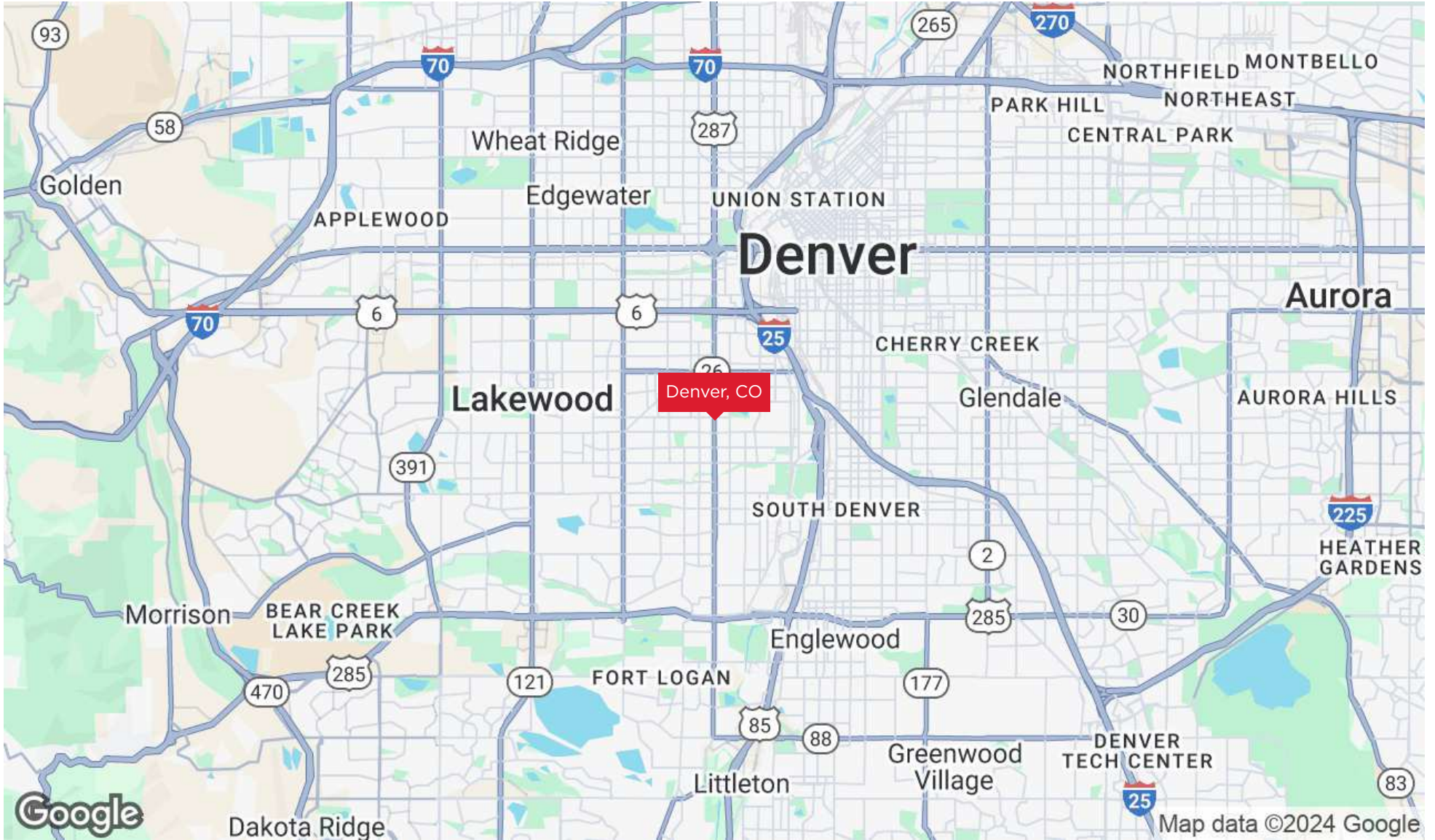
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# REGIONAL MAP



RETAIL PROPERTY  
FOR SALE

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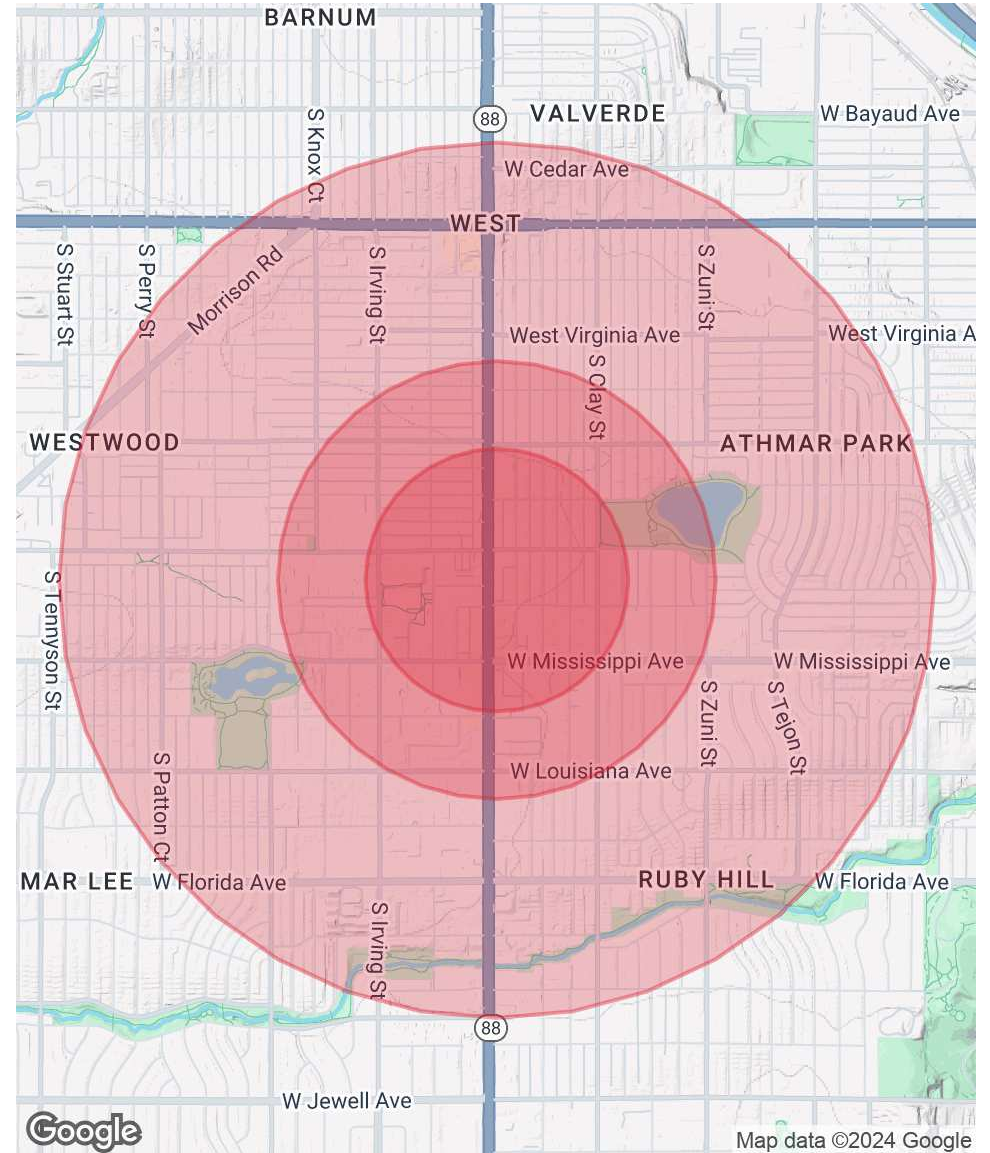
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,702	6,874	27,454
Average Age	36	37	36
Average Age (Male)	35	36	35
Average Age (Female)	36	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	522	2,279	8,996
# of Persons per HH	3.3	3	3.1
Average HH Income	\$72,887	\$69,551	\$72,049
Average House Value	\$531,887	\$487,946	\$459,798

Demographics data derived from AlphaMap



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# //ADVISOR BIO 1



**CARTER HOLT**

Broker

carter.holt@remax.net

Direct: **303.710.7487**

CO #107276

## PROFESSIONAL BACKGROUND

After working for a consulting company and brokering large facilities, Carter discovered his passion for real estate. Acquiring his license at American Real Estate College, he soon began his career in commercial real estate, successfully brokering properties from multi-family to light industrial. While still growing in real estate, he continues to expand his background in high end sales, while enjoying the competitive pace and challenges of the industry.

Committed to serving his clients, Carter is thorough in his data analysis and property valuation, proving successful when combined with his excellent communication and understanding of each client's unique needs. With aspirations to grow internationally, he is looking forward to bringing his talent, and demonstrated experience to The International Group.

Carter moved to Colorado in 2008 to study business and immediately fell in love with the Rocky Mountains. He enjoys hiking with his two malamutes, horticulture, traveling, food and snowboarding.

## MEMBERSHIPS

CCIM Candidate and member of the CO/WY Chapter.

**Carter Holter - REAMAX Commercial**

143 Union Boulevard  
Lakewood, CO 80228

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