



FOR SALE OR LEASE

1,000 SF Free Standing Commercial Bldg Santa Fe Arts District

466 Santa Fe | Denver, CO 80204



Perfect For Retail/Office/Commercial

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



466 SANTA FE

OFFERING SUMMARY

Sale Price:	\$595,000
Lease Rate:	\$3,500/Month (Gross)
Lot Size:	2,520 SF - 0.06 Acres
Total Building Size (Including Loft And Outbuilding):	1,000 SF
Year Built:	1890
Renovated:	2015
Zoning:	U-MS-3
City/County:	Denver/Denver
Taxes:	\$7,193.58

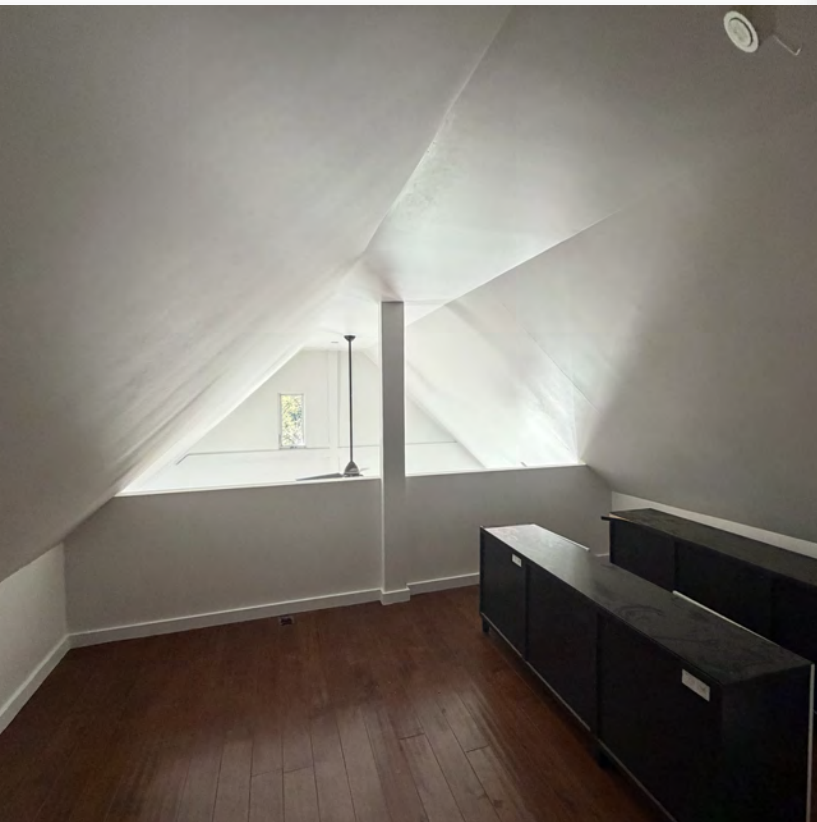
PROPERTY HIGHLIGHTS

- Well located in central Denver's Santa Fe Art District
- Permissive U-MS-3 zoning allows for many uses including office and retail
- CAT 6 served
- 2 reserved off street parking spaces available
- Relaxing courtyard area in the rear for outdoor seating
- New rooftop HVAC unit installed in 2023
- 10'x12' Outbuilding in back great for small equipment and materials (120 SF)
- Within walking distance to dozens of well known establishments including Santiago's and El Taco De Mexico
- Incredible urban feel surrounded with culture and tasteful street art that anyone would enjoy
- Last user was a tattoo shop, multiple sinks and plumbing installed throughout

Location, Location, LOCATION!

Any tenant will enjoy the location of this incredible space. With direct access to 6th Ave., it might make sense for users to keep their ski gear on hand. With the bonus shed in back, this is a non-issue. Have a 4 legged friend that you want to bring along? Great! This space has a fenced in courtyard in back that is very dog friendly.

Ideal uses for this space could be a small real estate firm, architecture firm, budding tech company, engineering firm. The list goes on. The high end finishes in this gem will give any user a sense of professionalism while the exposed brick everywhere offers that sought after urban feel. A true office loft space in the heart of the city. 466 Santa Fe is minutes from downtown, Ball Arena, Coors Field and Mile High Stadium.

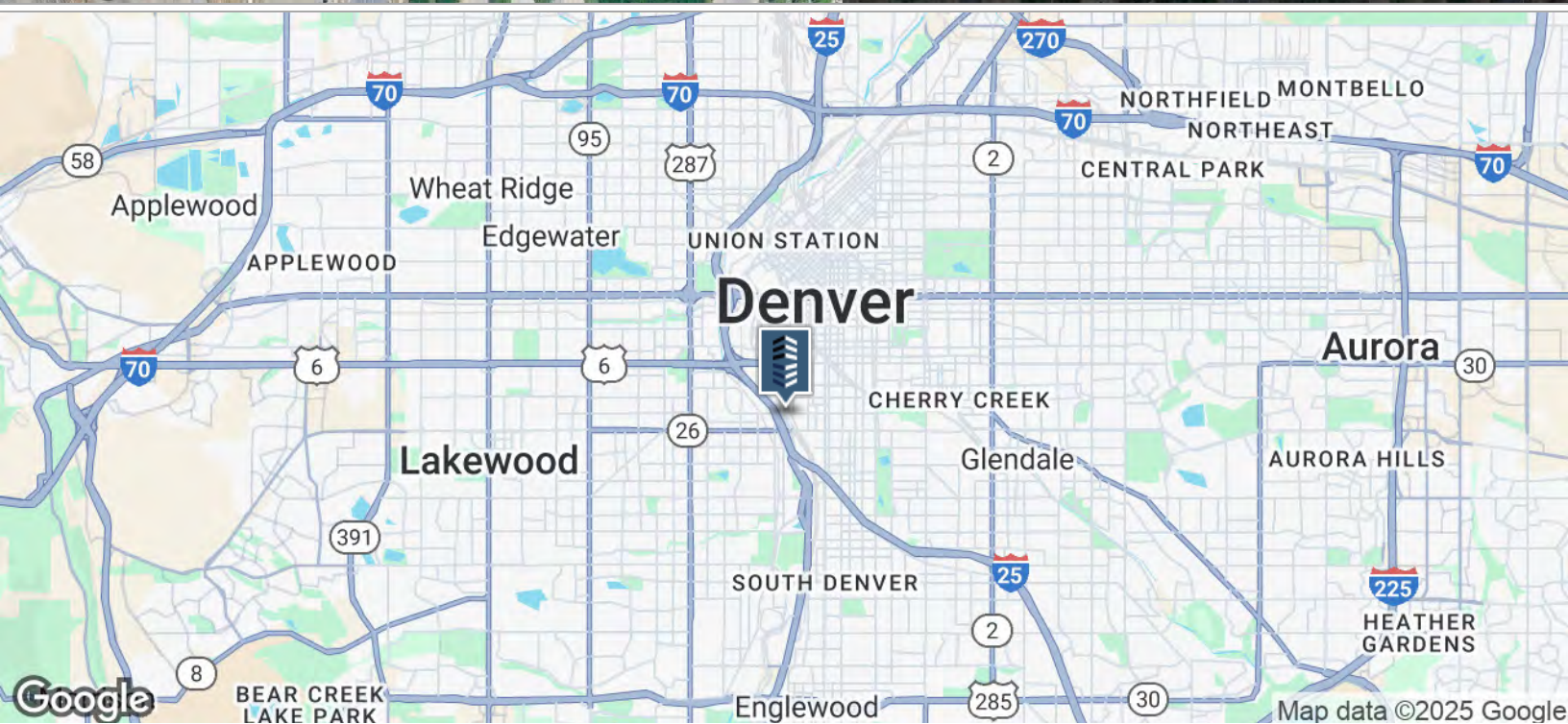


Santa Fe Arts District

466 Santa Fe is located in one of the metro area's most desirable districts in town: the Santa Fe Art District. The Santa Fe Art District is one of Colorado's designated Creative Districts, with more than 60 art galleries, studios and innovative businesses.

Culturally rich, 466 Santa Fe's location offers an urban feel that's hard to find anywhere else. Many of the surrounding amenities were established decades ago and are tried and true. This is the space that many are looking for but are so hard to find.





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