

FOR SALE OR LEASE



4970 Lowell Blvd.

Denver, CO 80221

Property Highlights

- Freestanding Retail / F&B Building currently occupied by an operating brewery; brewing equipment not included in the sale
- Ideal for Food, Beverage, or Neighborhood Retail Concepts with existing layout conducive to hospitality uses
- Ample On-Site Parking in the Rear, a rare amenity for the area and a major advantage for customer-driven uses
- Outdoor Patio Area well-suited for activation, events, and seasonal seating
- Strong Northwest Denver Location with established surrounding residential and retail base
- Tours by Appointment Only - Do Not Disturb Tenant

Sale Price: \$950,000 (\$485.69/SF)
Lease Rate : \$25.00/SF NNN (NNN Est. \$9.69/SF)



Property Facts

Building Size	1,956 SF
Lot Size	6,242 SF
Zoning	U-MX-3
Year Built	1910
Property Taxes	\$12,948.72

PHOTOS



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