

**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

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

**PHOTOS**



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