

Park Hill Storefront For Lease



2876 N. Colorado Blvd.
Denver, CO 80207

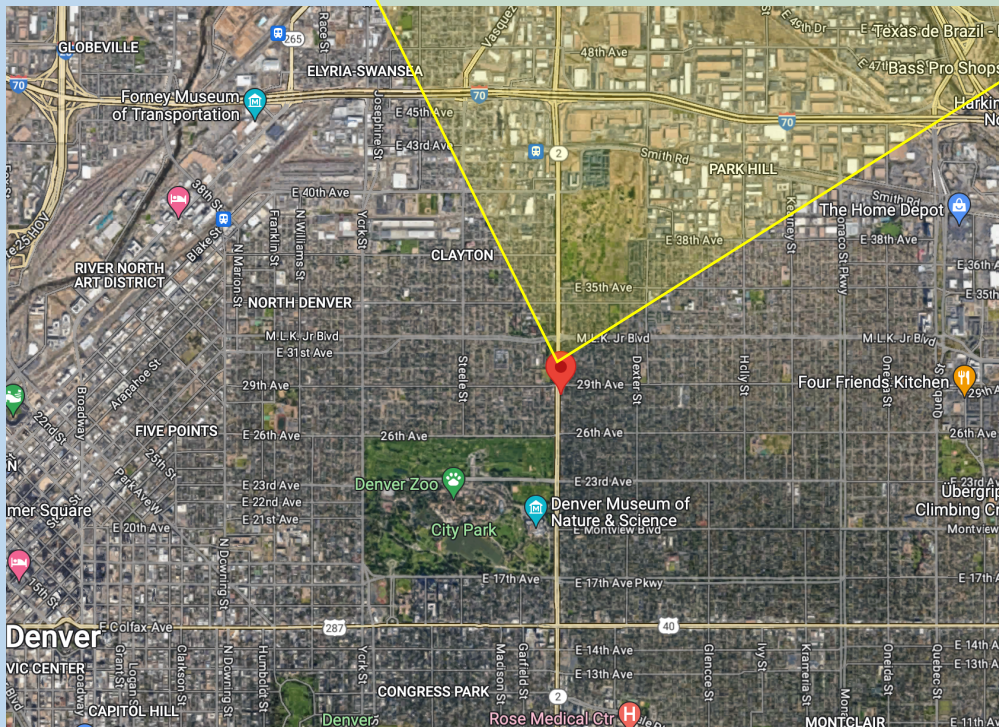
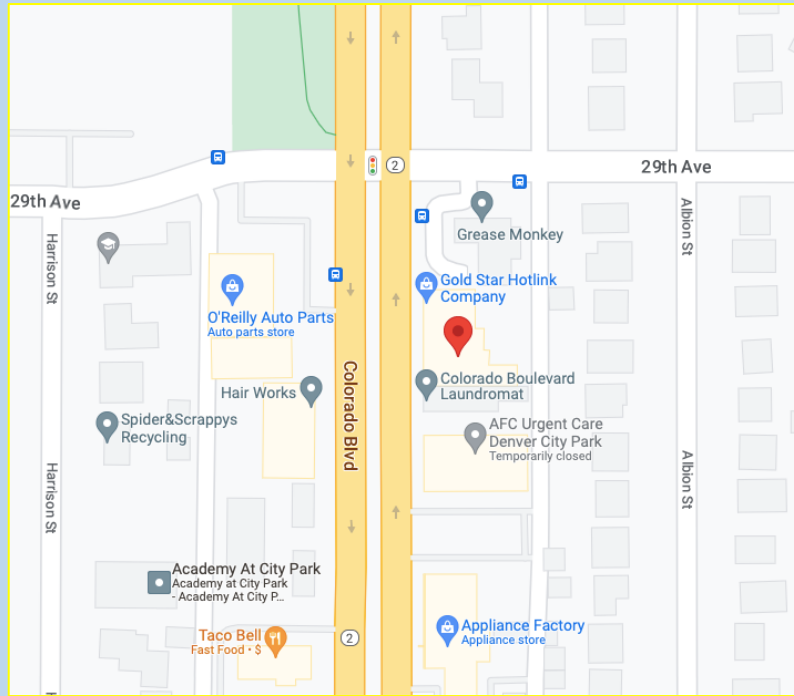
Highlights

- Sunny storefront with 11 foot ceilings. Perfect for retail or office.
- Great visibility on N. Colorado Blvd., (46,000 traffic count.) Centrally located between City Park & I-70 in historic Park Hill.
- Surrounded by high volume local and national retailers, including:
 - AFC urgent care medical office
 - Goldstar Hotlinks
 - O'Reilly Auto Parts
- Major new 155 acre city park opening up the street
- 1 hr street parking in front, off-street parking lot in back.

Area:	700 +/- sf
Build Out:	Retail storefront with office/utility area in the back, easily adapted to salon, food service, office, other uses.
Includes:	1 restroom, commercial utility sink
Zoning:	U-MS-3
Rent:	\$1,750/month
Utilities:	Tenant pays electric & gas
Term:	Negotiable
Available:	March 1, 2025

For more information
Gary Gordon: (215) 470-6876
gary@iron-stone.com

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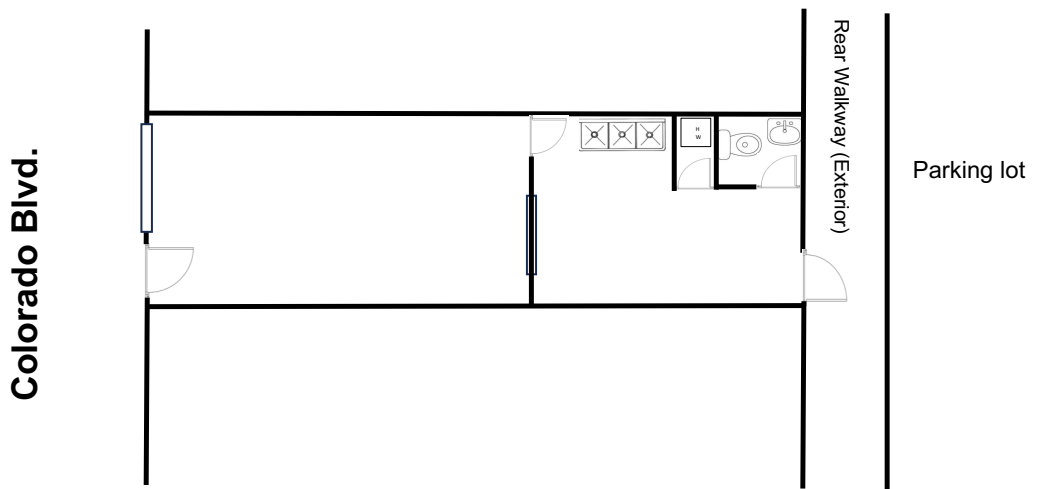


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