



FOR SALE

Automotive Repair Leased Investment

134 S Broadway | Denver, CO 80209



CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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OFFERING SUMMARY

Sale Price:	\$1,500,000
Cap Rate:	6.8%
NOI:	\$102,000
Lot Size:	6,250 SF
Building Size:	5,980 SF
Year Built:	1964
Zoning:	U-MS-3

PROPERTY HIGHLIGHTS

- Occupied by the Maple Garage (shown by appointment only)
- New five-year leaseback to be negotiated.
- 10 drive in doors (10'x10' roll up doors) with a total of 16 bays.
- 2025 Property Taxes are \$27,552
- Zoned U-MS-3
- Located in the city and county of Denver.
- Daily traffic counts of 23,391 vehicles at Broadway and E. Maple Ave (per costar.com 2024)

AUTOMOTIVE REPAIR LEASED INVESTMENT



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