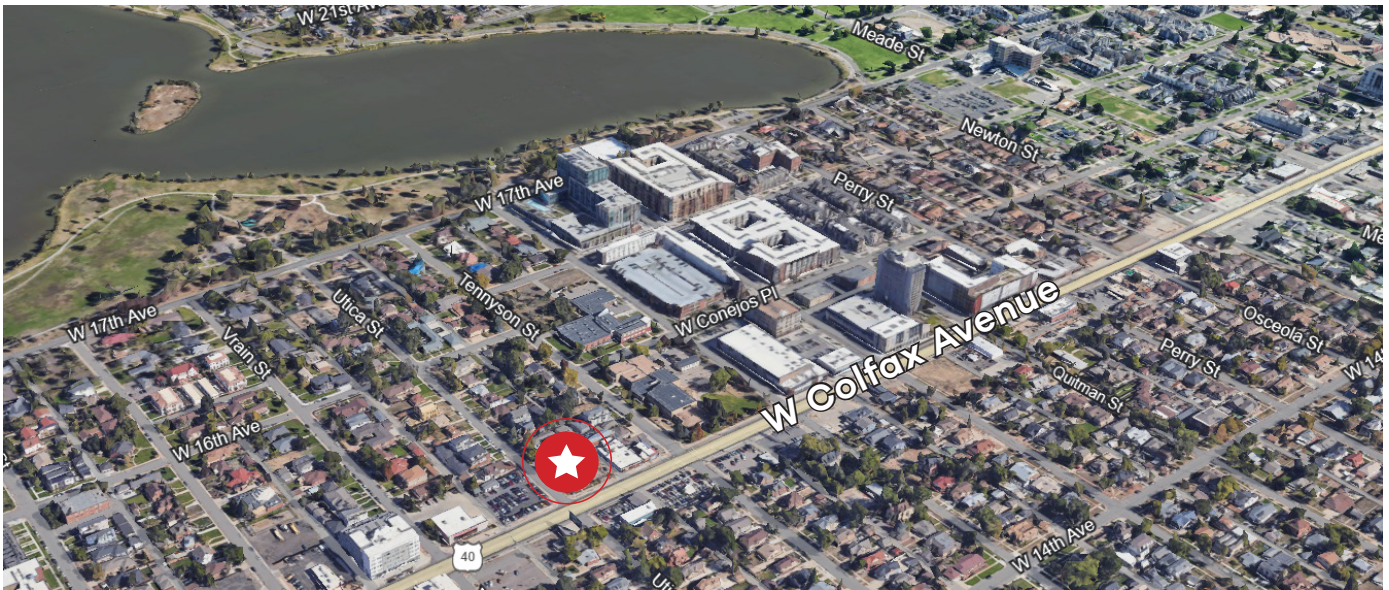


4455 W COLFAX AVENUE REDEVELOPMENT SITE FOR SALE



PRESENTED BY:

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Commercial

PROPERTY DETAILS

SALES PRICE	\$2,450,000
BUILDING SIZE	3,360 Square Feet
LAND SIZE	19,559 SF (0.45 AC)
ZONING	U-MS-5
DIMENSIONS	125' (Colfax Frontage) 170' (Utica Frontage)
PROPERTY TYPE	Flex/Redevelopment
SUBMARKET	West Colfax/Sloan's Lake
YEAR BUILT	1970
TAXES (EST. 2024)	\$25,290.80
PARKING	Surface Lot





AREA HIGHLIGHTS

DINING/BARS/COFFEE

- 1 Little Man Ice Cream
- 2 Cheba Hut
- 3 Mizuumi Ramen and Sushi
- 4 Starbucks
- 5 Natuur | Sloan's Lake
- 6 Sloan's Lake - Tap n' Burger
- 7 Gusto
- 8 ChoLon - Sloan's Lake
- 9 The Patio at Sloans
- 10 Odell Brewing - Sloan's Lake
- 11 Brother's BBQ
- 12 Side Pony Coffee & Cocktails
- 13 Swift's on Colfax
- 14 McDonald's

RETAIL/SERVICES

- 15 Alamo Drafthouse Cinema - Sloan's Lake
- 16 F45 Training - Sloan's Lake
- 17 Duality - Fitness
- 18 Original Glam
- 19 A Higher Beauty Facial Boutique
- 20 Innerlux Healing Collective
- 21 Livewell Animal Hospital - Sloan's Lake
- 22 Advanced Auto Parts
- 23 7-Eleven
- 24 Sloan's Lake Park
- 25 Kaya Cannabis
- 26 Jonni's Automotive Repair
- 27 Levi's Auto Sales
- 28 inspiraHike - Sloan's Lake



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