

# FOR SALE

5303 E. PACIFIC PLACE, DENVER, CO 80222

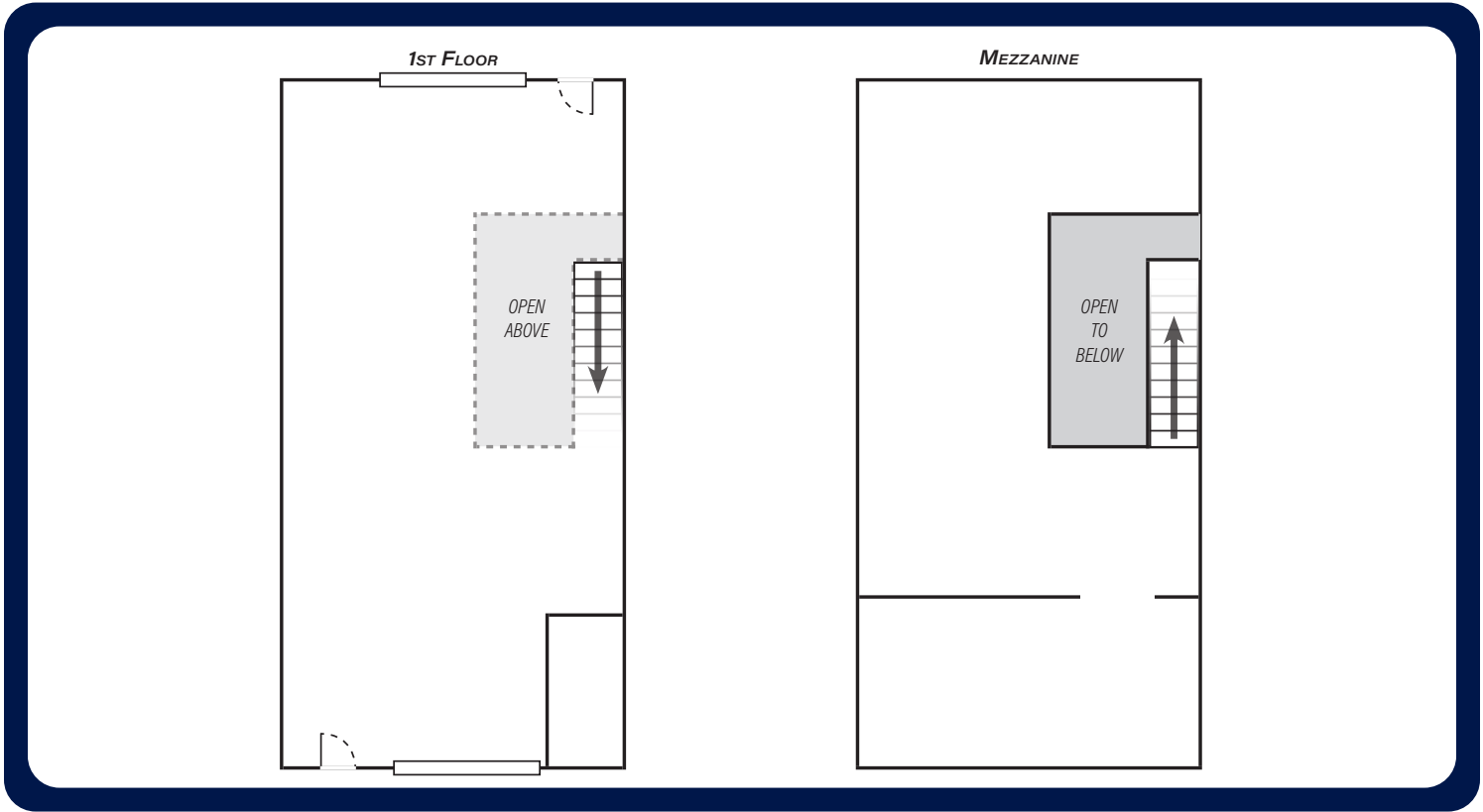


**3,048 SF SHOP/OFFICE ON 10,840 SF LOT**  
**\$1,062,500**

- Drive-Thru Shop
- Fenced Yard! (Approx. 8,750SF)
- Easy Access to Evans Avenue and I-25
- Mezzanine Office
- Forced-Air Heating & Cooling Throughout!

|                        |                            |
|------------------------|----------------------------|
| Total Building Size:   | 3,048 SF (Incl. Mezzanine) |
| Year Built:            | 1970                       |
| Zoning:                | I-MX-3 (Denver)            |
| Property Taxes (2024): | \$11,431.52                |
| Loading:               | Two 12'x10' Drive-Ins      |
| Total Site Size:       | 10,840 SF                  |





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