

FOR SALE

**Prime Location
in Five Points**



728 E. 26th Ave. | Denver, CO 80205

Property Overview

- Surfaced parked building in Five Points
- Located in exciting area of Denver with multiple retail, restaurants, cafes within walking distance. Across street from popular Rosenberg's Bagels and 715 Club
- One block from RTD Light Rail

Building Size	4,723 SF
Lot Size	6,611 SF
Year Built	1895
Parking	4 Surface
Walk Score	94/100
Zoning	B4

FOR SALE: \$525,000



NMShames Makovsky

Cory Dulberg

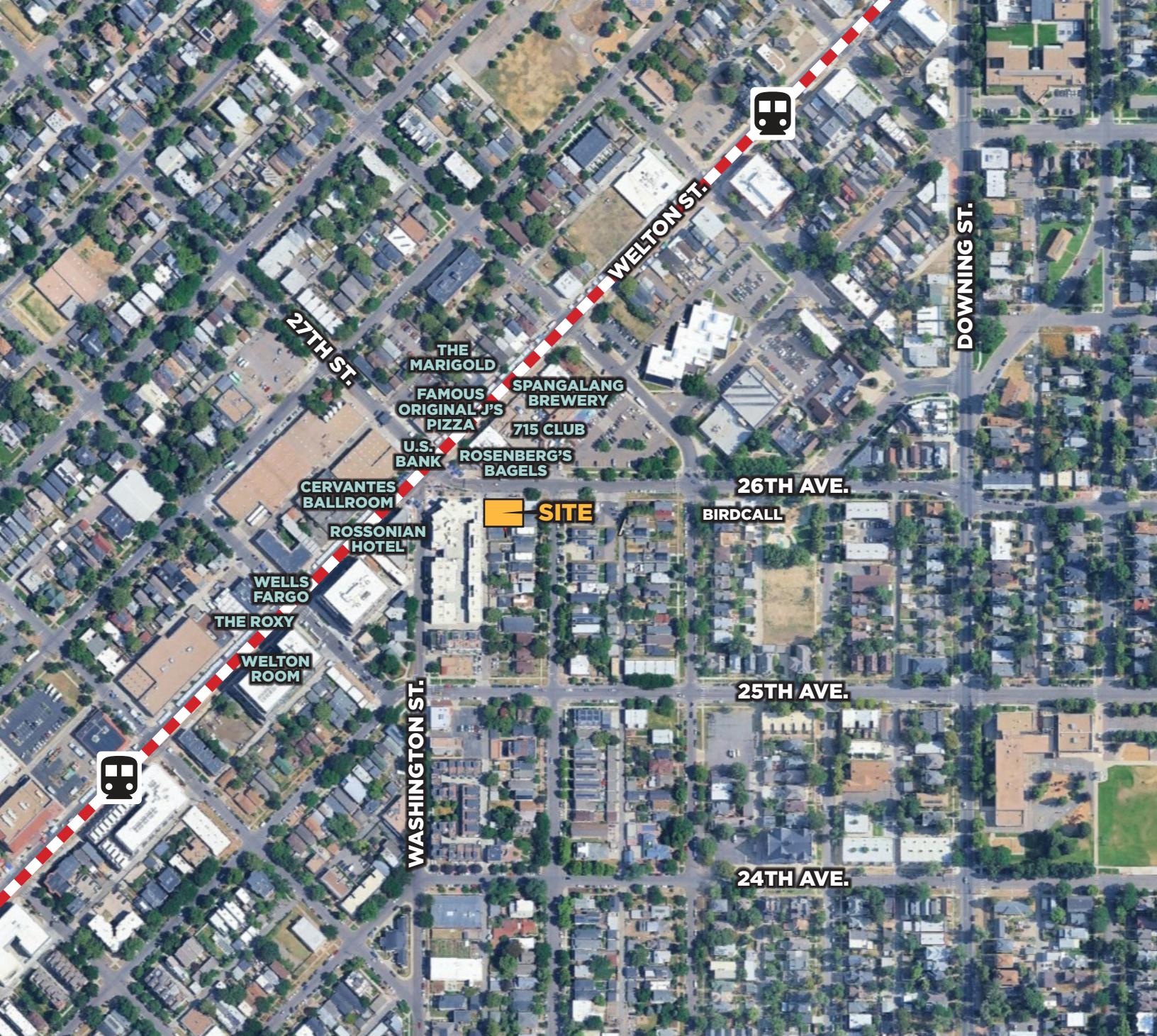
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Demographics

	1 Mile	3 Mile	5 Mile
Population	43,742	225,025	458,793
Avg Household Income	\$107,001	\$113,862	\$114,873
Daytime Population	70,300	253,740	388,903

*Source: CoStar

Traffic Counts

	Vehicles/Day
Welton @ 26th St	10,445

*Source: CoStar

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