



## FOR SALE: AUTO SALES LOT

**1,439 SF**  
SQUARE FEET

**12,200/0.28**  
SF/ACRE LOT

**1930**  
YEAR BUILT

**\$1,295,000**  
PRICE



## EAST COLFAX AUTOMOTIVE SALES LOT

OFFERED BY:

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**8100 E Colfax Avenue**  
**Denver, CO 80220**



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	1,439 SF
Lot Size:	12,200 SF
Year Built:	1930
County:	Denver
Taxes:	\$10,027
Zoning:	E-MS-5

### PROPERTY OVERVIEW

8100 E Colfax Avenue is an automotive dealership property with a 1,439 SF sales office and repair building situated on a 12,200 SF lot. The property was built in 1930 and features a large vehicle display lot, great signage on both the building and pylon, and a canopy for some covered vehicles. The property is easily accessible and provides excellent visibility and exposure to thousands of vehicles per day in the East Colfax submarket. This property is a great opportunity for an automotive sales business to establish a solid location for future success.

### PROPERTY HIGHLIGHTS

- Ideal Property for Automotive Sales
- Large Lot for Vehicle Display
- Signage and Exposure to +/-30,000 Vehicle/Day
- Zoned E-MS-5 for Commercial Automotive Sales
- Prime Location in the Heart of East Colfax for Maximum Visibility and Exposure
- Proximity to Major Transportation Routes for Convenient Access

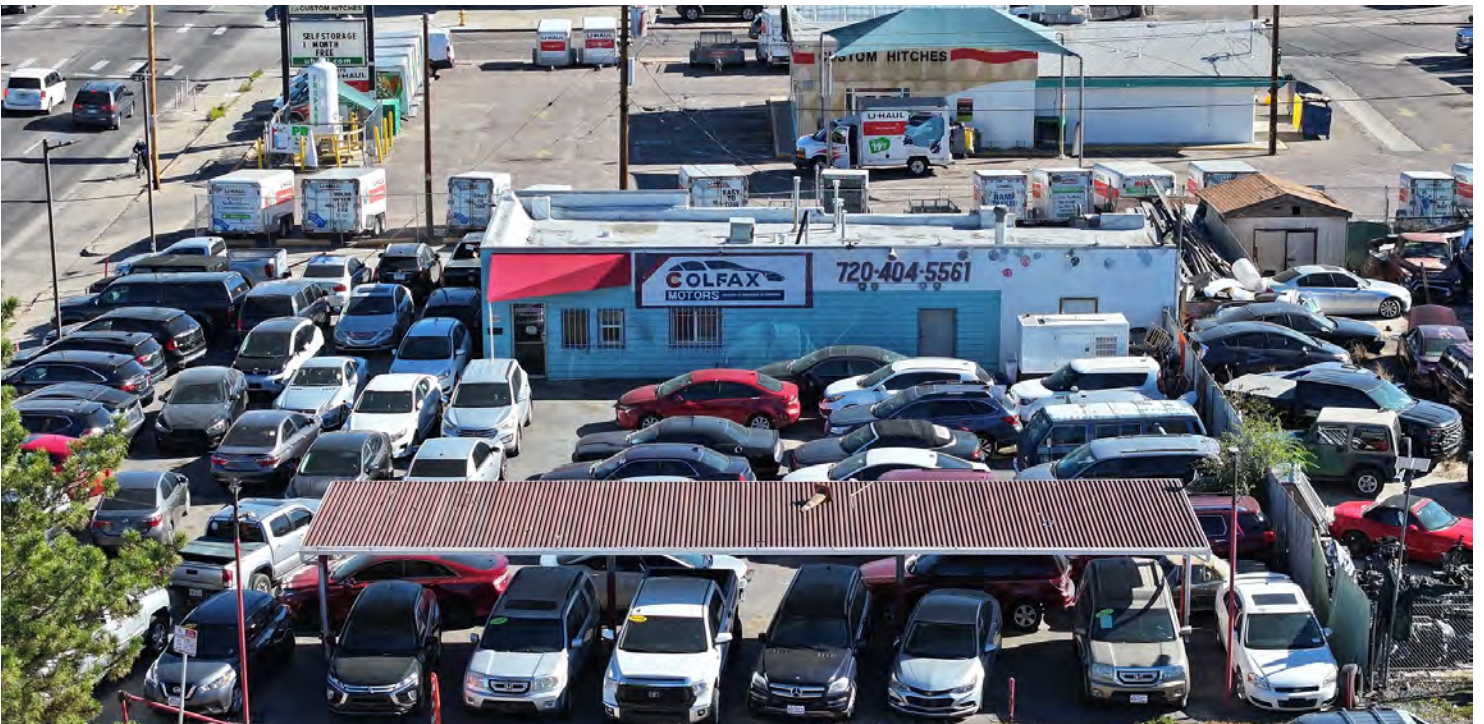
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## ADDITIONAL PHOTOS





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## LOCATION DESCRIPTION



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8100 E Colfax is well located on East Colfax Avenue at Ulster Street, a retail corridor full of automotive repair, sales and service. This location offers great visibility and exposure to vehicle and foot traffic and is zoned E-MS-5 for versatile commercial use. The property has an established presence in this thriving commercial district and has close proximity to major transportation routes for convenient access. This well traveled area supports diverse mix of retail and vehicle-related businesses.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	769	3,164	9,560
Total Population	1,813	7,557	25,498
Average HH Income	\$89,931	\$88,200	\$119,472

# LOCATION MAP

