



8800 E COLFAX AVENUE

Denver, CO 80220

Price: \$849,000

INVESTMENT ADVISORS



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PROPERTY SUMMARY



NORTHPEAK®

COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	8800 E Colfax Ave. Denver, CO 80220
Price	\$849,000
Building Type	Retail
Building Size	1,785 SF
Lot Size	0.40 AC
Year Built	1976
Zoning	E-MS-5

PROPERTY HIGHLIGHTS

- Property with high visibility
- · Large, fenced parking lot
- · Signage directly on Colfax Ave.
- Redevelopment potential
- E-MS-5 Zoning

8800 E Colfax Ave. is a 1,785 square foot retail property positioned on 0.40 acres in Denver, CO. Zoned E-MS-5, this property has a large, paved parking lot perfect for automotive sales, rentals, leasing or other retail uses. Being located in an Enterprise Zone also offers owner-users numerous tax incentives. In addition to owner-users, the property also offers a compelling opportunity for investors and developers seeking a position on one of Colorado's most famous thoroughfares.





E 28th Ave.

E 28th Ave.

Lansing Street

Lansing Street

Macon Street

Lima Street

Lima Street

AURORA

Tucked just east of Denver and resting in the shadow of the majestic Rocky Mountains, Aurora, Colorado is one of the state's most underrated destinations. It's a city that blends natural beauty, cultural diversity, and modern comfort in a way that's both laid-back and full of discovery. Whether you're a nature enthusiast, a foodie, or just someone looking to experience a different side of Colorado, Aurora offers something uniquely its own.

For outdoor lovers, Aurora is a haven of green space, with over 100 parks and expansive reservoirs perfect for kayaking, paddleboarding, or just soaking in some Colorado sunshine. Places like the Aurora Reservoir and Cherry Creek State Park offer trails, beaches, and wildlife watching, all without venturing far from the city.

Aurora is also home to luxury retreats and recreation. Resorts like the Gaylord Rockies offer stunning accommodations with spas, water parks, and panoramic views of the Front Range. Golfers can enjoy pristine courses like Saddle Rock or Murphy Creek, while those seeking relaxation can find it at a local day spa or along a peaceful nature trail.

Aurora is also an ideal launch point for further Colorado exploration. With Denver International Airport right next door and quick access to places like Red Rocks Amphitheater or Rocky Mountain National Park, it's easy to make Aurora your home base while experiencing the best of the region.



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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