

South Broadway Retail/Office Building For Sale or Lease

Highlights

- › Nine (9) patient areas
- › Phenomenal Broadway heavy traffic frontage
- › Seller is willing to finance the sale at very favorable terms
- › Electric/Lit monument signage on busy Broadway
- › Building has been completely redone as of 2017
- › Four (4) restrooms
- › Two (2) lab rooms
- › Additional parking in the rear of the property

1573 South Broadway Denver, CO 80210

Property Overview

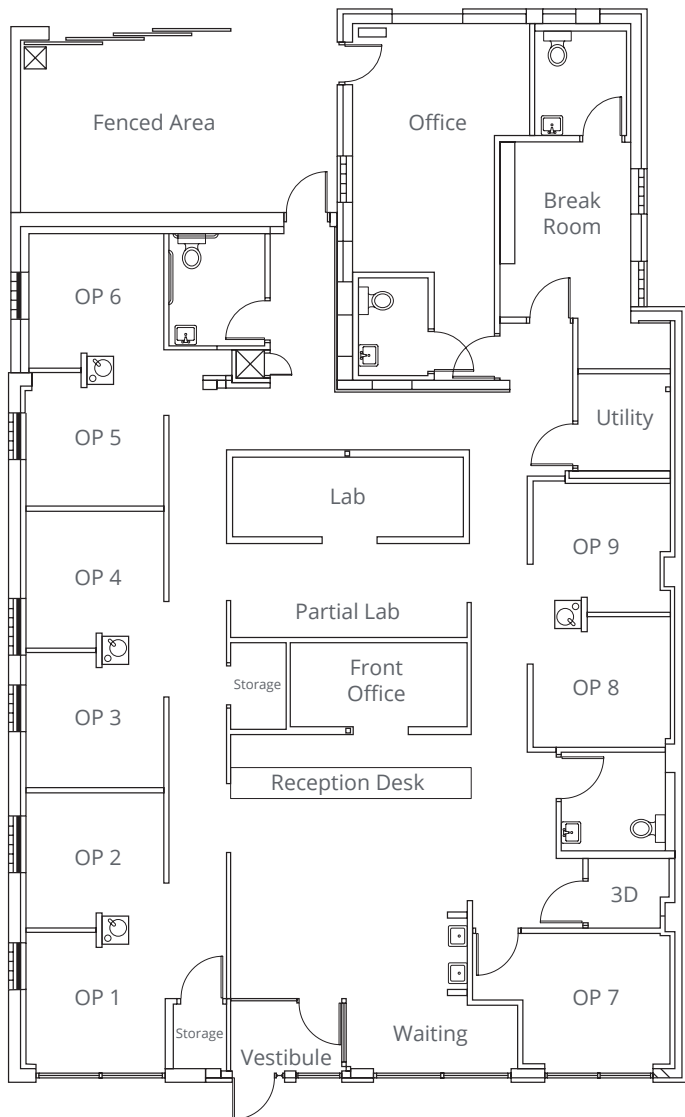
Seller is willing to finance the sale for the buyer at very favorable terms.

Building Information

Sale Price:	\$2,077,000 Price Reduced - \$1,497,000
Lease Rate:	\$32.00/SF NNN
Building Size:	3,607 SF
Lot Size:	6,248 SF
Property Taxes:	\$18,866 (2021)
Zoning:	U-MS-3
Traffic Count:	Almost 30,000 VPD
Power:	400 Amp, 240 Volt, 3-Phase (TBV)
Comments:	Former dental practice with all air, water, and sewer infrastructure in place. Property could be restaurant/bar, medical or a number of uses.

For Sale

Floor Plan



BROKERAGE
DISCLOSURE

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Interior Photo



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