

DISTILLERY WITH RETAIL FOR SALE

IMPERIAL BUILDING| MULTI-TENANT OWNER USER/INVESTMENT

238-244 S. BROADWAY

DENVER, CO 80209



TRANSWORLD®
Commercial Real Estate



FOR SALE \$2,750,000

5261 S Quebec St. Suite 250
Greenwood Village, Colorado 80111



TRANSWORLD®
Commercial Real Estate

PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker

office: (720) 909-8557

cell: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

Listing Broker

office: (720) 547-3305

jreilly@transworldcre.com

Cell: (970) 690-0265

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

SECTION I - Property Summary

SECTION II - Photos

Property Photos	6
-----------------	---

SECTION III - Maps / Demographics

Location Maps	12
Business Map	13
Demographics	14
Tenant/Buyer Disclosure	15

PHIL KUBAT

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

LISTING BROKER

O: (720) 547-3305

jreilly@transworldcre.com

Cell: (970) 690-0265

SECTION I

Property Summary



PROPERTY SUMMARY

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

04



Property Summary

Price:	\$2,750,000
Building SF:	12,988
Building Class :	C
Construction:	Brick Type
Lot Size SF:	5,946
Parking Spaces:	6
Year Built:	1893
Zoning:	U-MS-3
Current Tenants:	16
Denver Distillery:	3,000 SF

Property Overview:

This multi-tenant retail/ office property presents a rare opportunity to acquire a versatile asset in a prime Denver location, enhanced by a unique value-add component: a fully operational, ready-to-use distillery. Whether you seek a solid investment, rental income, or a combination of both, this property is an exceptional offering. The distillery includes all Furniture, Fixtures, and Equipment (FF&E), which are also available for sale. The sale of the FF&E is negotiable, offering added value and flexibility for prospective buyers.

Must buy distillery with the real estate.

Location Overview:

South Broadway in Denver is a bustling commercial hub renowned for its vibrant mix of shops, restaurants, entertainment venues, and cultural attractions. The area attracts a diverse crowd of locals and visitors, offering businesses high foot traffic and excellent visibility. Its central location, near downtown Denver and major transportation routes, ensures easy access and consistent customer flow. With a dynamic atmosphere and strong community presence, South Broadway provides an ideal setting for retail ventures to thrive and grow.

SECTION II

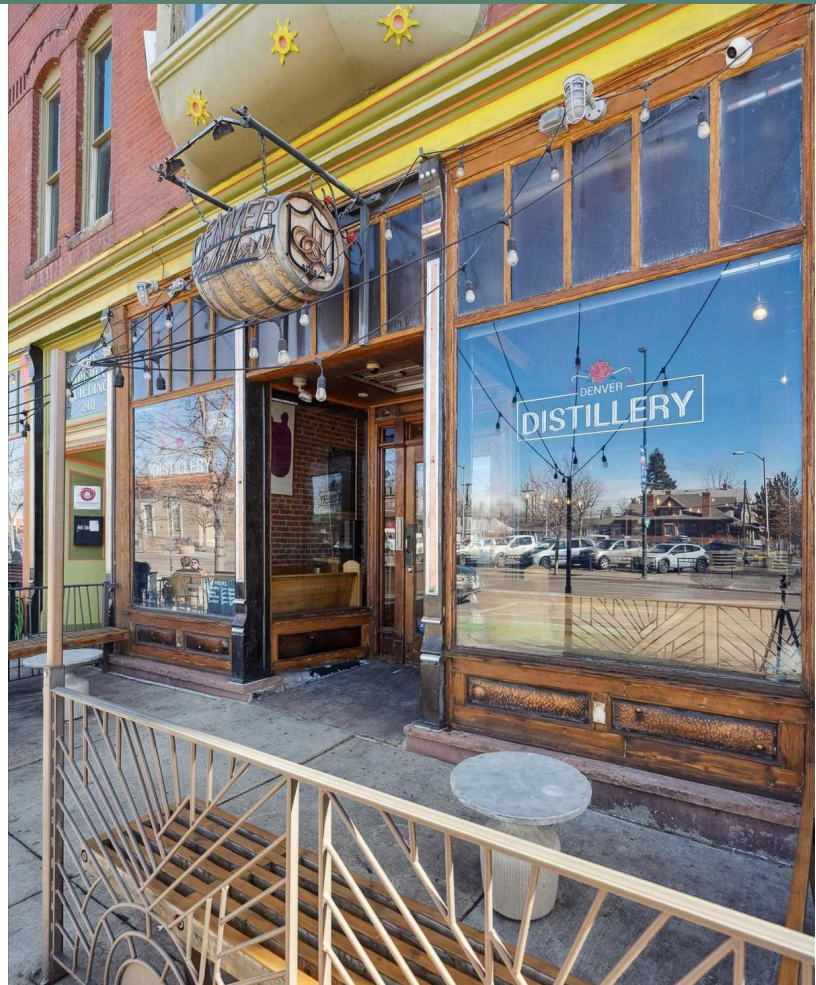
Photos



PROPERTY PHOTOS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

06



PROPERTY PHOTOS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

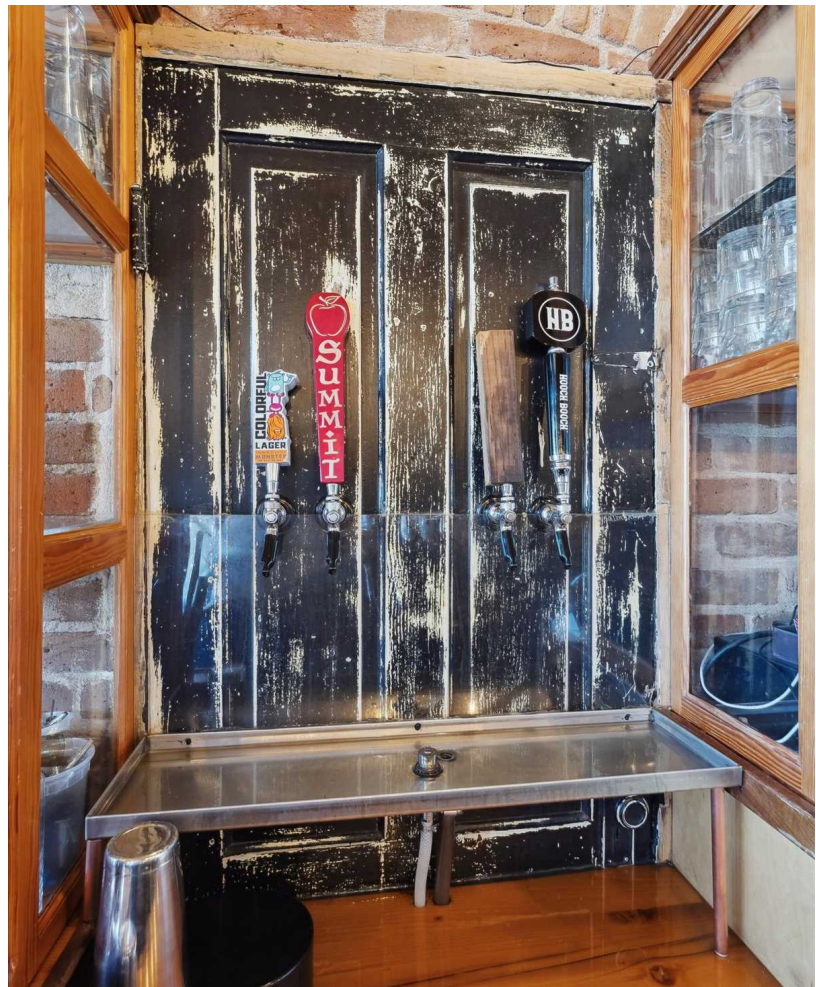
07



PROPERTY PHOTOS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

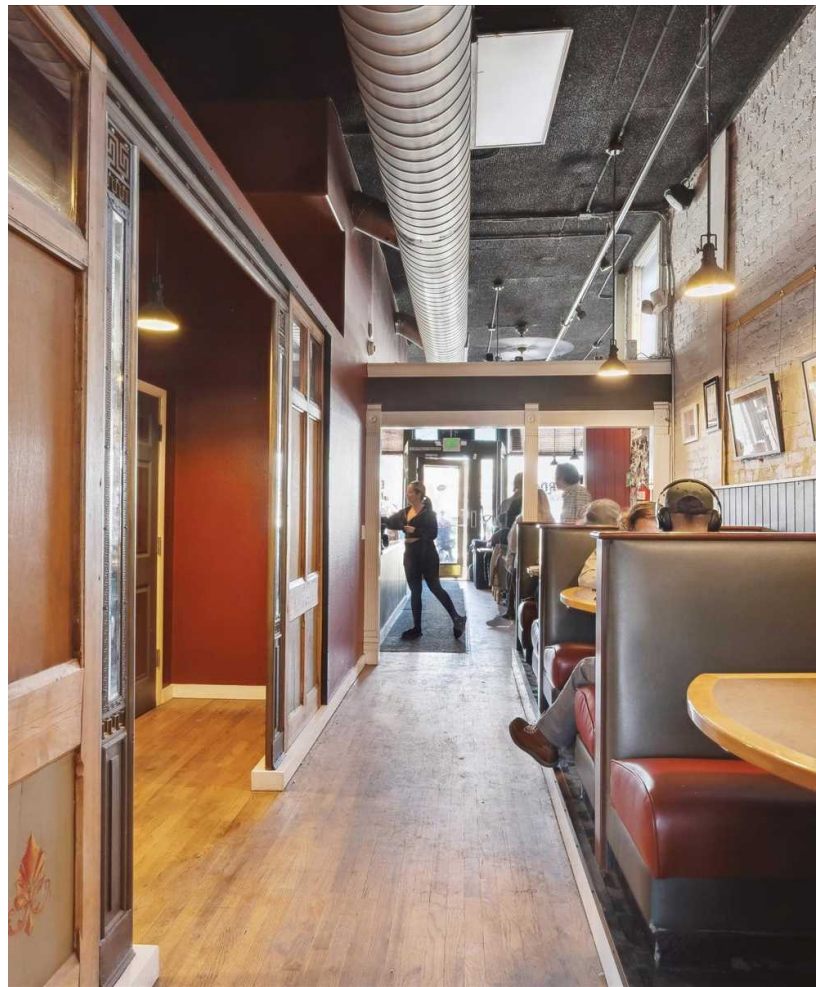
08



PROPERTY PHOTOS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

09



PROPERTY PHOTOS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

10



SECTION III

Maps / Demographics



LOCATION MAPS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

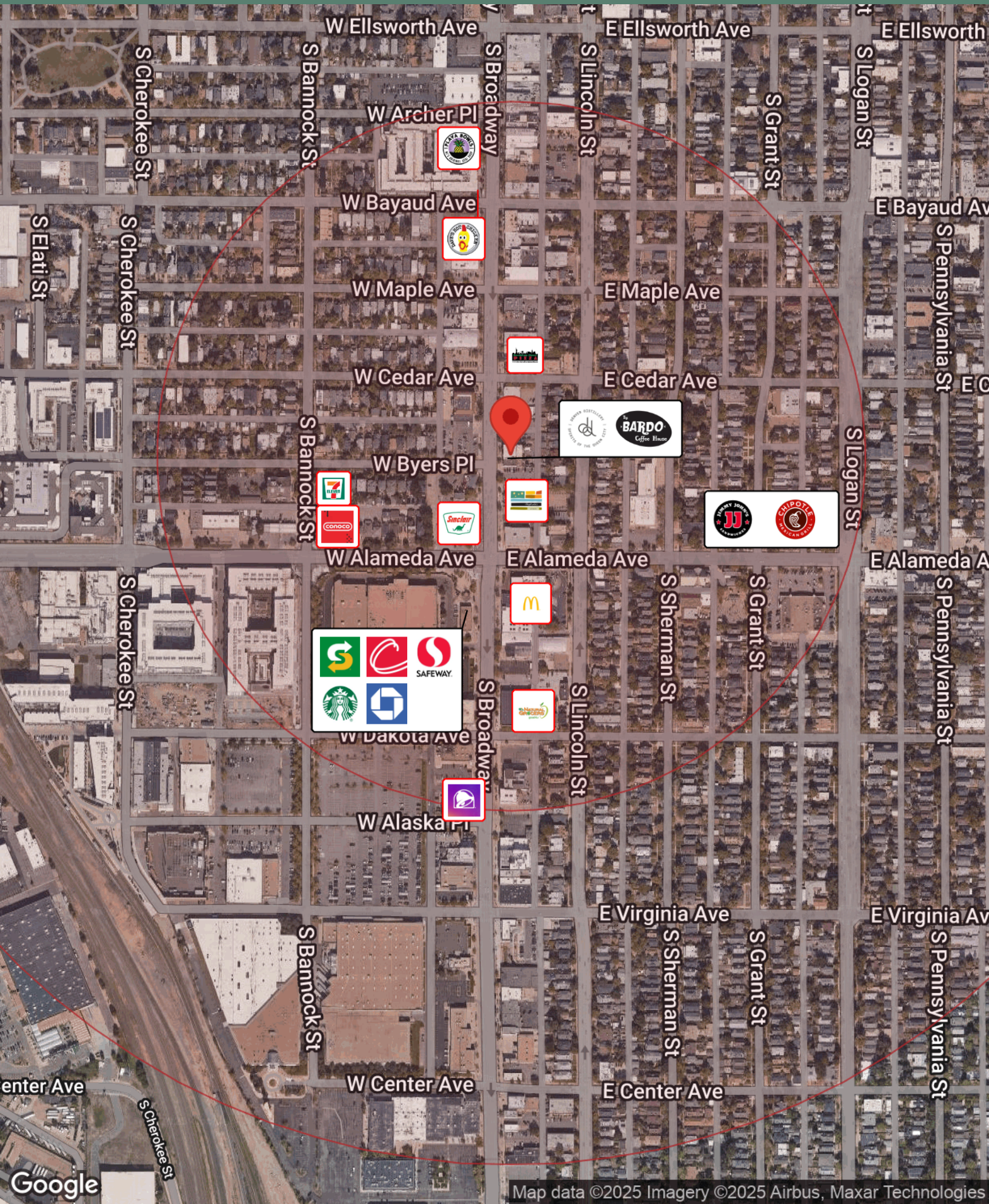
12



BUSINESS MAP

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

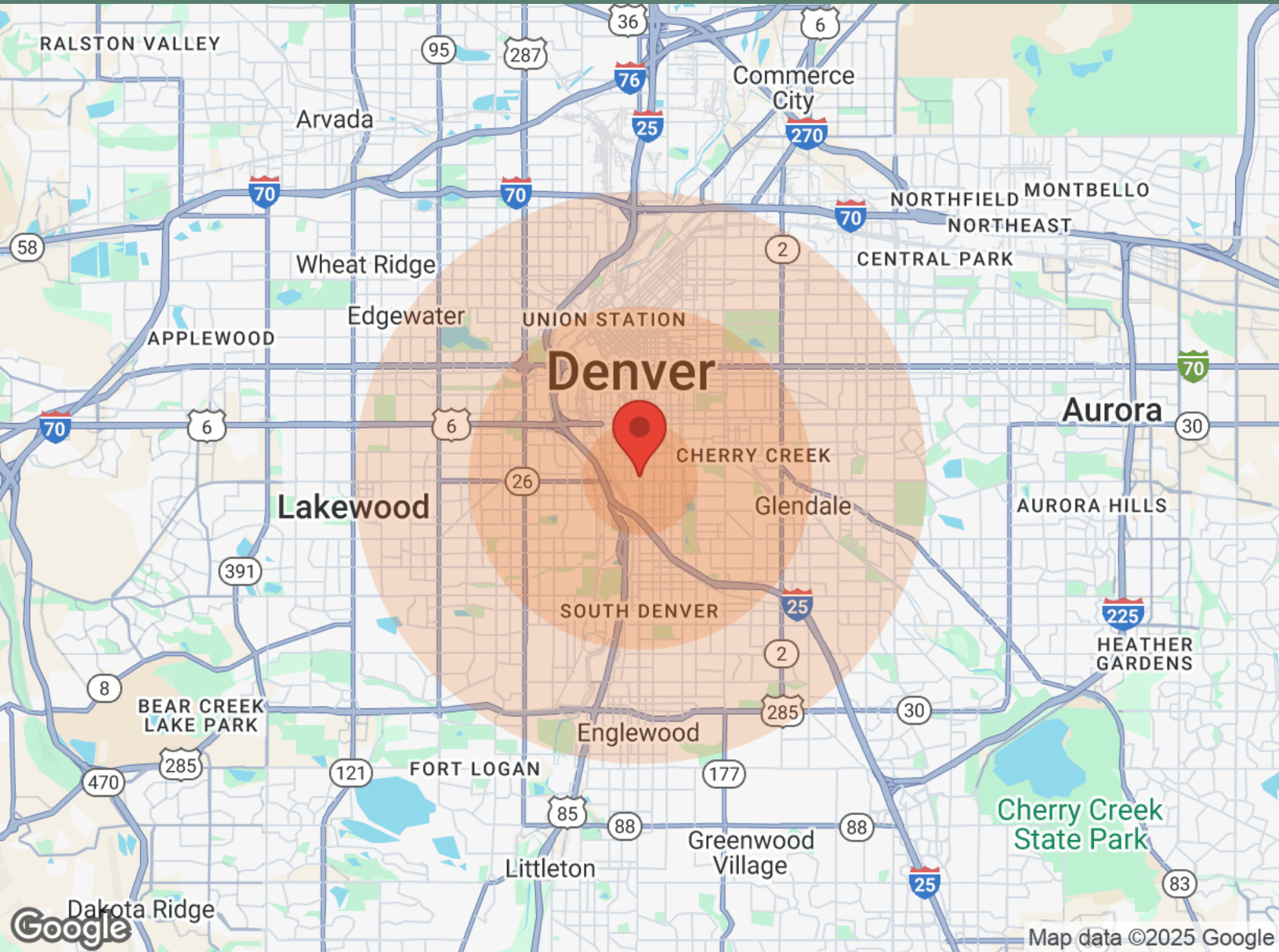
13



DEMOGRAPHICS

Imperial Building 244 S Broadway
238 South Broadway | Denver, CO 80223

14



Population	1 Mile	3 Miles	5 Miles
Male	11,316	108,702	257,107
Female	10,158	101,142	251,002
Total Population	21,474	209,844	508,109
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,608	36,170	95,781
Ages 15-24	1,097	17,658	50,418
Ages 25-54	11,825	99,937	225,039
Ages 55-64	3,143	26,992	63,244
Ages 65+	2,801	29,087	73,627
Race	1 Mile	3 Miles	5 Miles
White	19,761	166,990	389,966
Black	185	6,929	23,567
Am In/AK Nat	27	872	2,426
Hawaiian	1	3	21
Hispanic	3,020	65,584	171,396
Multi-Racial	2,664	62,330	165,858

Income	1 Mile	3 Miles	5 Miles
Median	\$49,549	\$43,844	\$45,113
< \$15,000	1,784	19,827	40,247
\$15,000-\$24,999	1,469	12,449	27,760
\$25,000-\$34,999	1,282	10,378	26,051
\$35,000-\$49,999	1,961	14,341	31,778
\$50,000-\$74,999	2,231	15,668	37,715
\$75,000-\$99,999	1,430	9,727	22,850
\$100,000-\$149,999	1,740	10,391	23,423
\$150,000-\$199,999	386	4,162	9,017
> \$200,000	529	6,645	11,961

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,164	118,657	262,511
Occupied	13,923	107,986	241,111
Owner Occupied	5,350	43,966	112,967
Renter Occupied	8,573	64,020	128,144
Vacant	1,241	10,671	21,400

PHIL KUBAT
(720) 909-8557
phil@transworldcre.com

JACK REILLY
(720) 547-3305
jreilly@transworldcre.com

TRANSWORLD
Commercial Real Estate

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY,
BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker