

# FOR SALE - RETAIL PROPERTY (SECOND FLOOR RESIDENCE)

## 177 W. Highway 40 Byers, CO



Per S.F. Price \$117.48

- Asking Price: \$895,000
- Building Size: 7,618 sqft
- Site Size: .67 Acres
- County: Arapahoe
- Year Built: 1920
- Parking: New parcel added for ample parking capacity
- Zoning: B-3
- 1st Floor/LL: Former restaurant space with commercial kitchen. Can be subdivided
- 2nd Floor: 2,000 sqft residential unit
- Other amenities: Freezer, cooler, ventilation hood, ADA Restrooms, outdoor patio, large outdoor rooftop deck

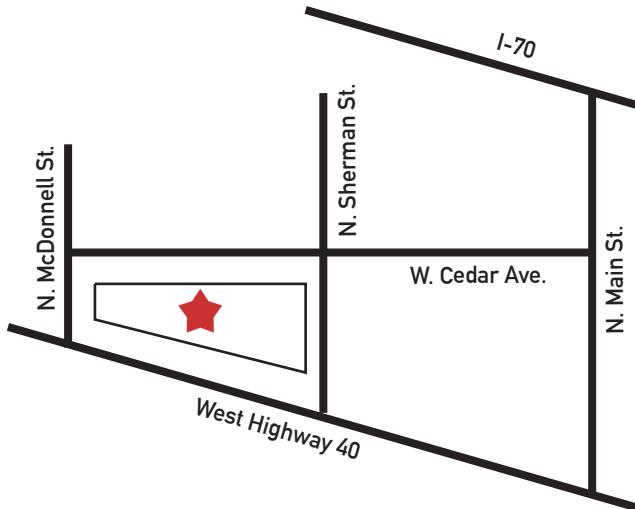
Michael Corbey

720.771.6600

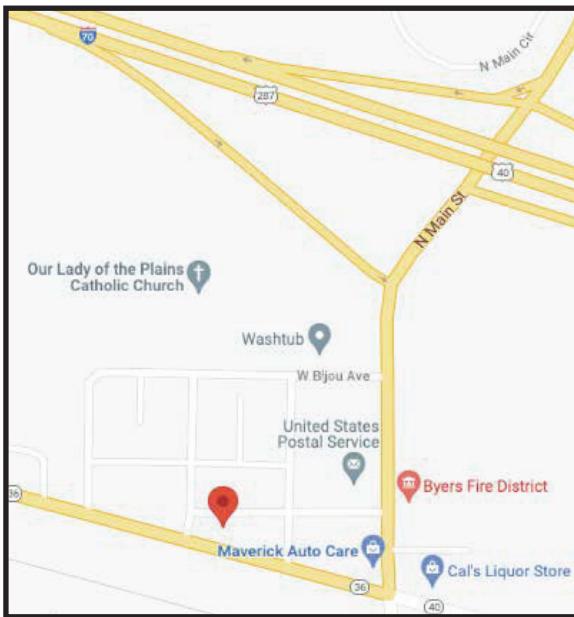
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REAL SPACE

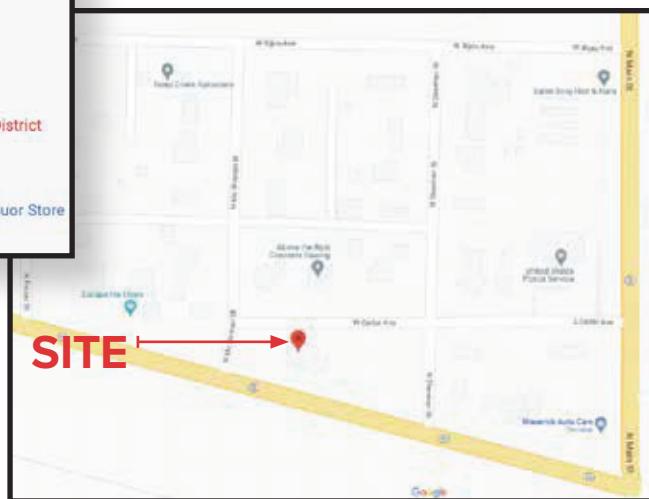
COMMERCIAL REAL ESTATE



**New land recently added for additional parking**



**REAL SPACE**  
COMMERCIAL REAL ESTATE  
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