

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

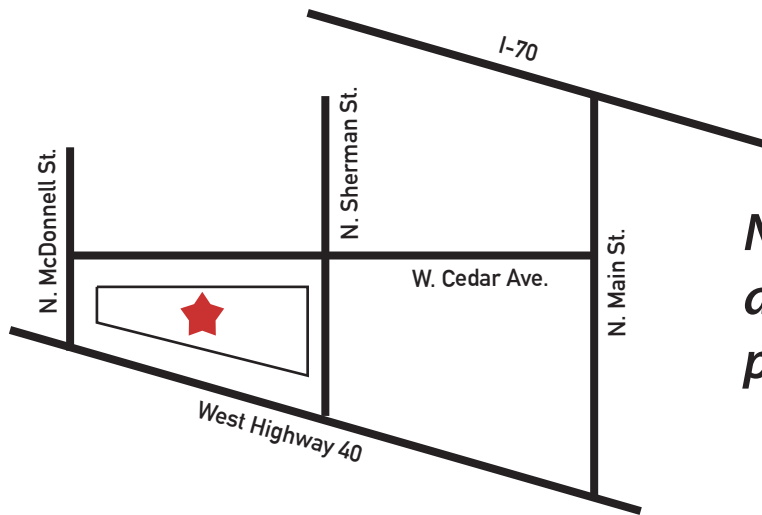
Michael Corbey
720.771.6600

mike@realspacecommercial.com

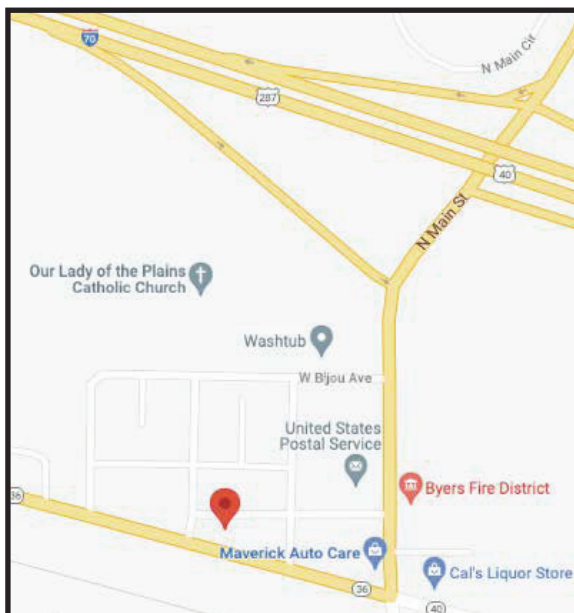
R E A L S P A C E

COMMERCIAL REAL ESTATE

The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Realspace Commercial Real Estate, LLC, its broker associates and its salespersons, are or will be acting as agents of the Seller/Lessor with the duty to represent the interest of the Seller/Lessor. Realspace Commercial Real Estate, LLC will not act as your agent unless an agency agreement is signed and in effect.



New land recently added for additional parking



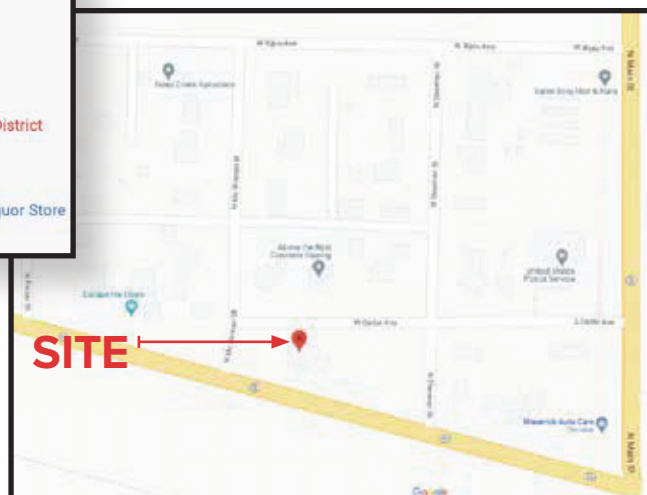
REALSPACE

COMMERCIAL REAL ESTATE

Michael Corbey

720.771.6600

mike@realspacecommercial.com



The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Realspace Commercial Real Estate, LLC, its broker associates and its salespersons, are or will be acting as agents of the Seller/Lessor with the duty to represent the interest of the Seller/Lessor. Realspace Commercial Real Estate, LLC will not act as your agent unless an agency agreement is signed and in effect.