

FOR SALE
\$350,000



3333 COLORADO BLVD

Denver, CO 80205



BUILDING SF

1,727 SF



LOT SIZE

5,360 SF



PARKING

3 SPACES

PROPERTY HIGHLIGHTS

- Versatile 1,727 SF building suitable for retail, office, or residential use
- Zoned E-CC-3X, offering flexibility for various business ventures
- Prime location on Colorado Blvd for maximum exposure and accessibility
- Cell tower and income not included in sale



TAXES

\$8,638



YEAR BUILT

1940



ZONING

E-CC-3X

PROPERTY DESCRIPTION

Introducing a prime real estate opportunity at 3333 Colorado Blvd, Denver, CO, 80205. This charming 1,727 SF building, constructed in 1940 and zoned E-CC-3X, offers an ideal space for an office or small business. With a simple layout conducive to customization, this property is tailor-made for those seeking high visibility on Colorado Blvd. Don't miss the chance to secure this cost-effective retail/office/residential property. Cell tower and income are not a part of this sale.

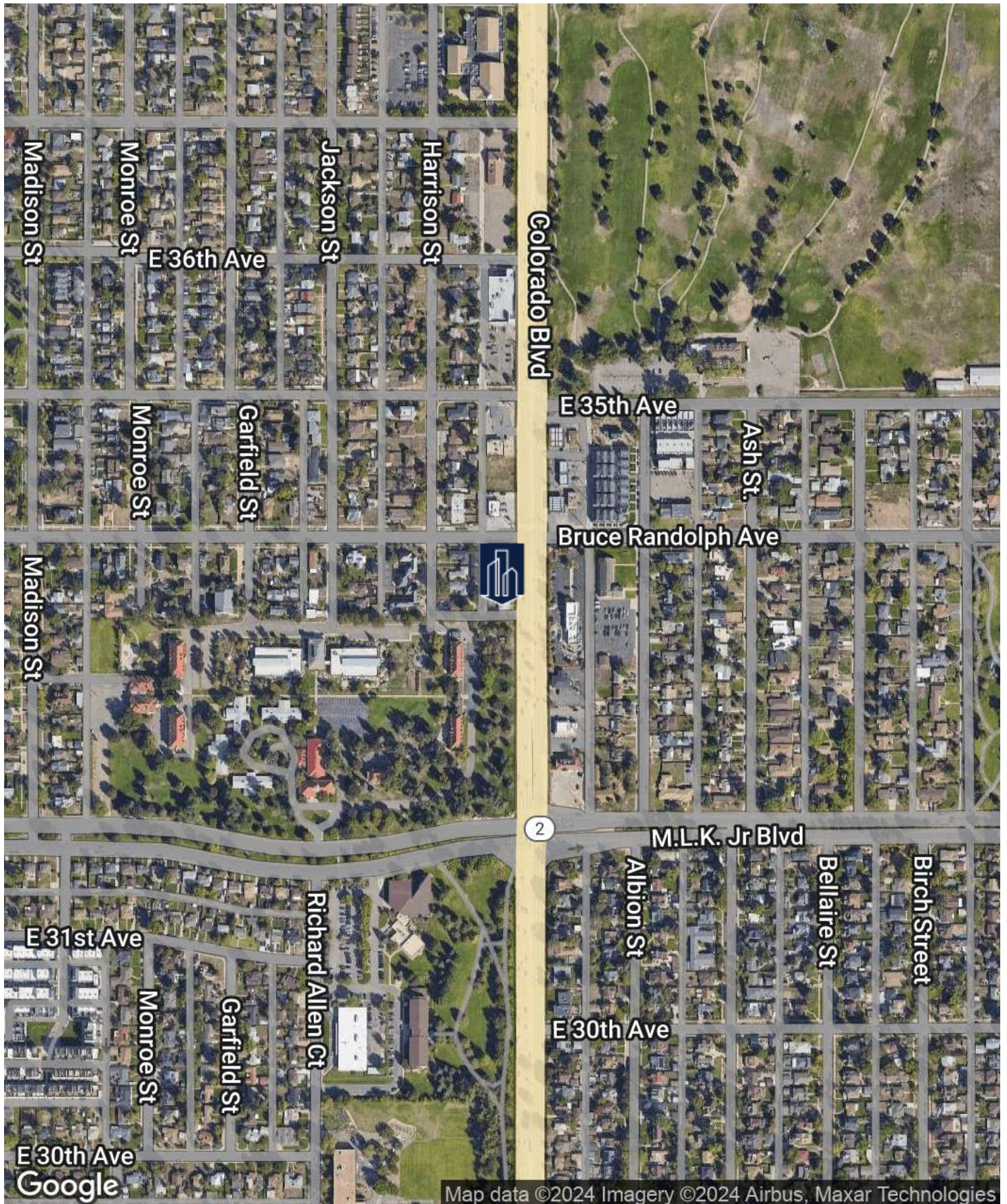
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**MADISON
COMMERCIAL**

PROPERTIES

LOCATION MAP



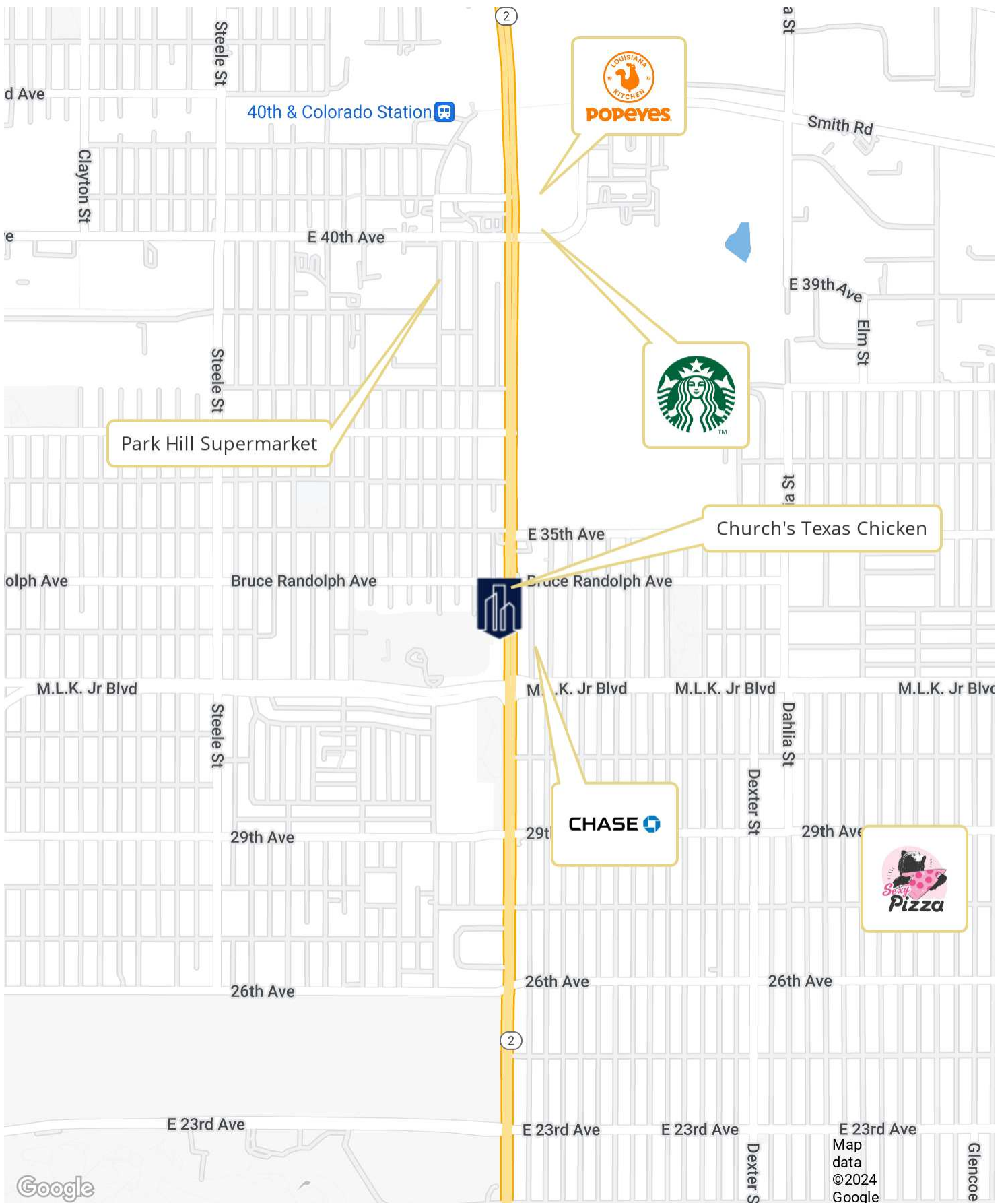
MATTHEW HARPER

720.239.2083

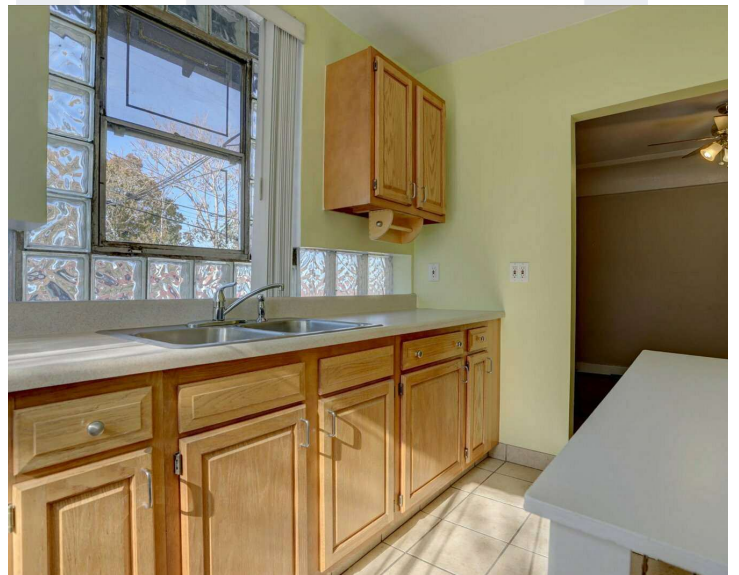
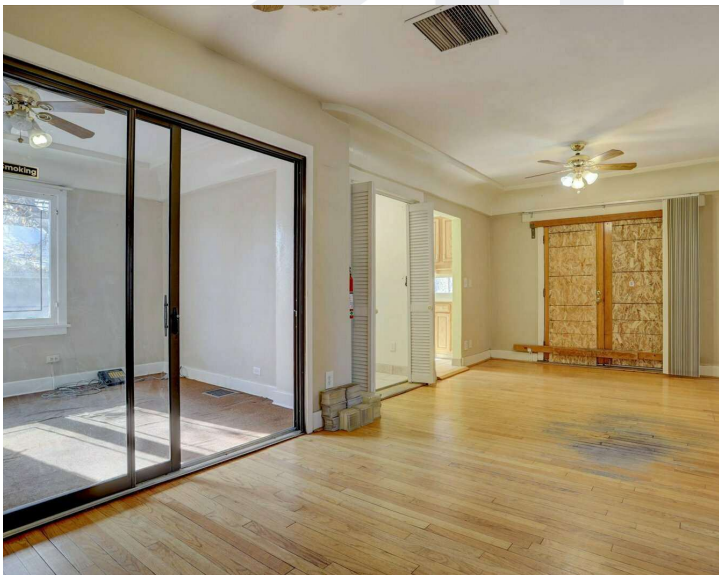
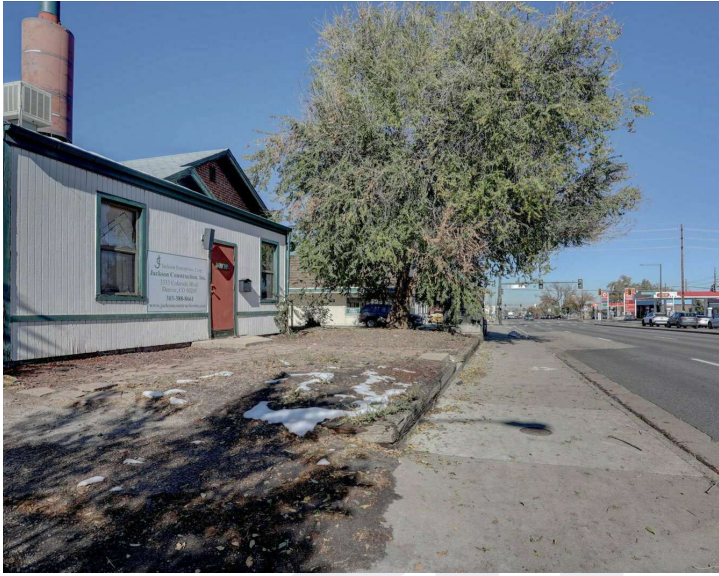
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RETAILER MAP



ADDITIONAL PHOTOS



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,415	161,947	428,350
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	39	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,003	78,645	201,641
Persons per HH	2.5	2.1	2.1
Average HH Income	\$122,997	\$135,225	\$131,365
Average House Value	\$783,800	\$818,928	\$794,447
Per Capita Income	\$49,198	\$64,392	\$62,554

Map and demographics data derived from AlphaMap

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