

FOR SALE

4023 ZUNI STREET

DENVER,
COLORADO 80211

PRICE REDUCTION

PROPERTY OVERVIEW

| | |
|-----------------------|---|
| LIST PRICE | \$995,000 |
| BUILDING SIZE | 1,233 SF |
| BUILTIND TYPE | Retail / Office |
| LOT SIZE | 6,940 SF |
| PARKING | Potential Off-Street Parking Behind Alley |
| ZONING | U-SU-C1 |
| YEAR BUILT | 1954 |
| PROPERTY TAXES (2023) | \$7,960 |

PROPERTY FEATURES

- Historic Neighborhood Icon
- Located in the Heart of Highlands/Sunnyside
- Potential to Expand with Lot Behind Building
- Ample Off-Street Parking
- Open, Light Filled Interior
- Easy Access to Federal, 38th Ave, and I-25
- Includes Detached, Oversized 2 Car Garage
- Rare, Standalone Building



BROKER CONTACTS

PAUL NORA

Advisor

T: 303.962.9575

PNora@PinnacleREA.com

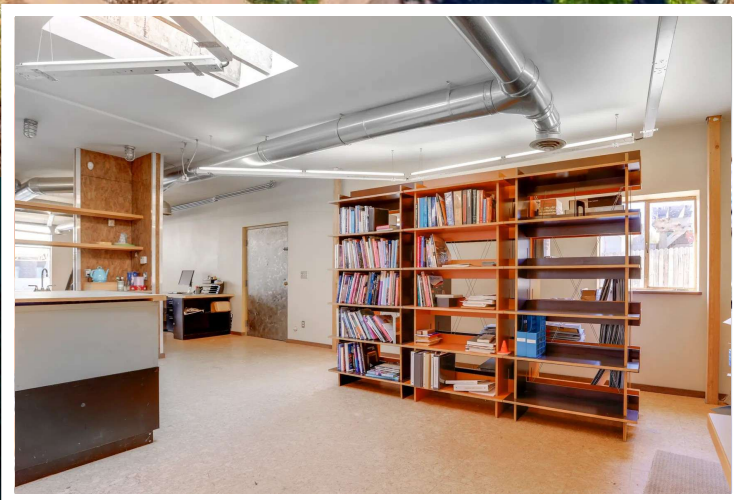
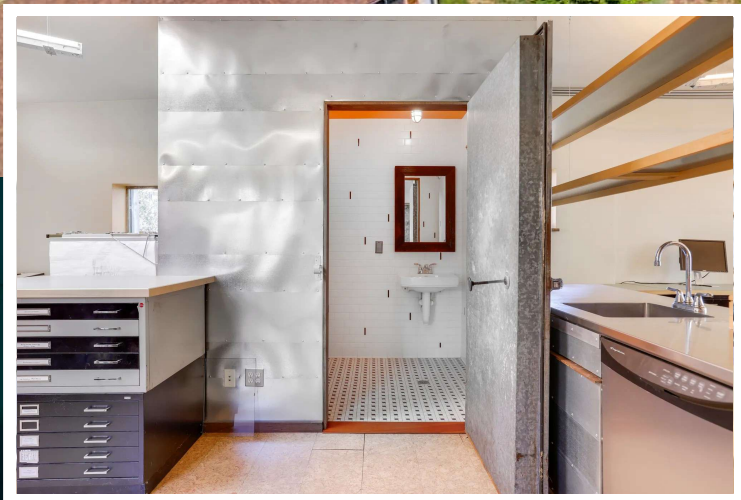
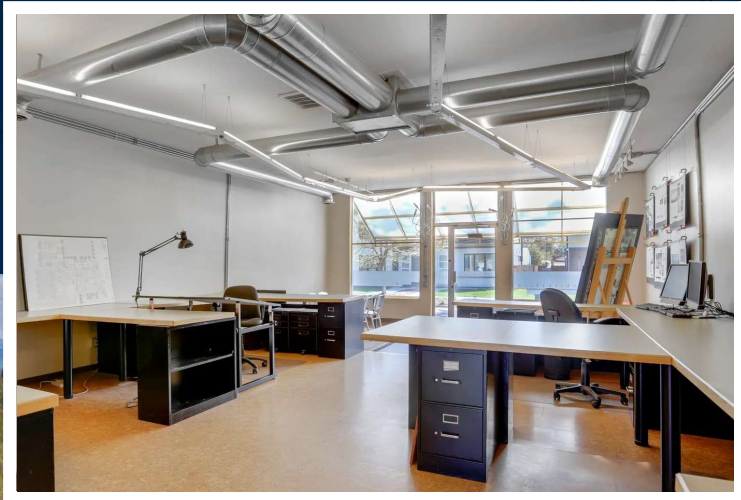
JAMIE MITCHELL

Principal

T: 303.962.9571

JMitchell@PinnacleREA.com







BROKERAGE TEAM

PAUL NORA
Advisor
T: 303.962.9575
PNora@PinnacleREA.com

JAMIE MITCHELL
Principal
T: 303.962.9571
JMitchell@PinnacleREA.com

OFFICE

One Broadway Suite A300
Denver, CO 80203
T: 303.962.9555
www.PinnacleREA.com