

3958 S FEDERAL BLVD

ENGLEWOOD, CO 80110

\$900,000

SALE PRICE

FLEX/ RETAIL



SELLER FINANCING AVAILABLE



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Building Size:	7,040 SF
Ground Level:	3,520 SF
Basement Level:	3,520 SF
Lot Size:	12,500 SF
Taxes:	\$7,755.50 (2023)
County:	Sheridan
Pricing:	\$900,000
Zoning:	COM-C
Year Built:	1974

- Drive-in Door (Lower Level)
- 13 Parking Spaces
- Twin-T Structure
- Monument Signage
- 10 Foot Ceilings
- Basement currently used as storage can be usable if brought up to fire code
- Tenant pays \$2,875 per Month (MG) - Taxes and Insurance are included in monthly rental payment, tenant pays all other expenses directly



Unique Properties is pleased to present 3958 S. Federal Blvd. to qualified investors and owner users. Located directly south of US Hwy 285, the property boasts high visibility along S. Federal Blvd. with quick access to South Santa Fe Drive. This Twin-T Flex building offers a variety of uses and the potential for a storage yard.



LOCATION DESCRIPTION

NEIGHBORHOOD

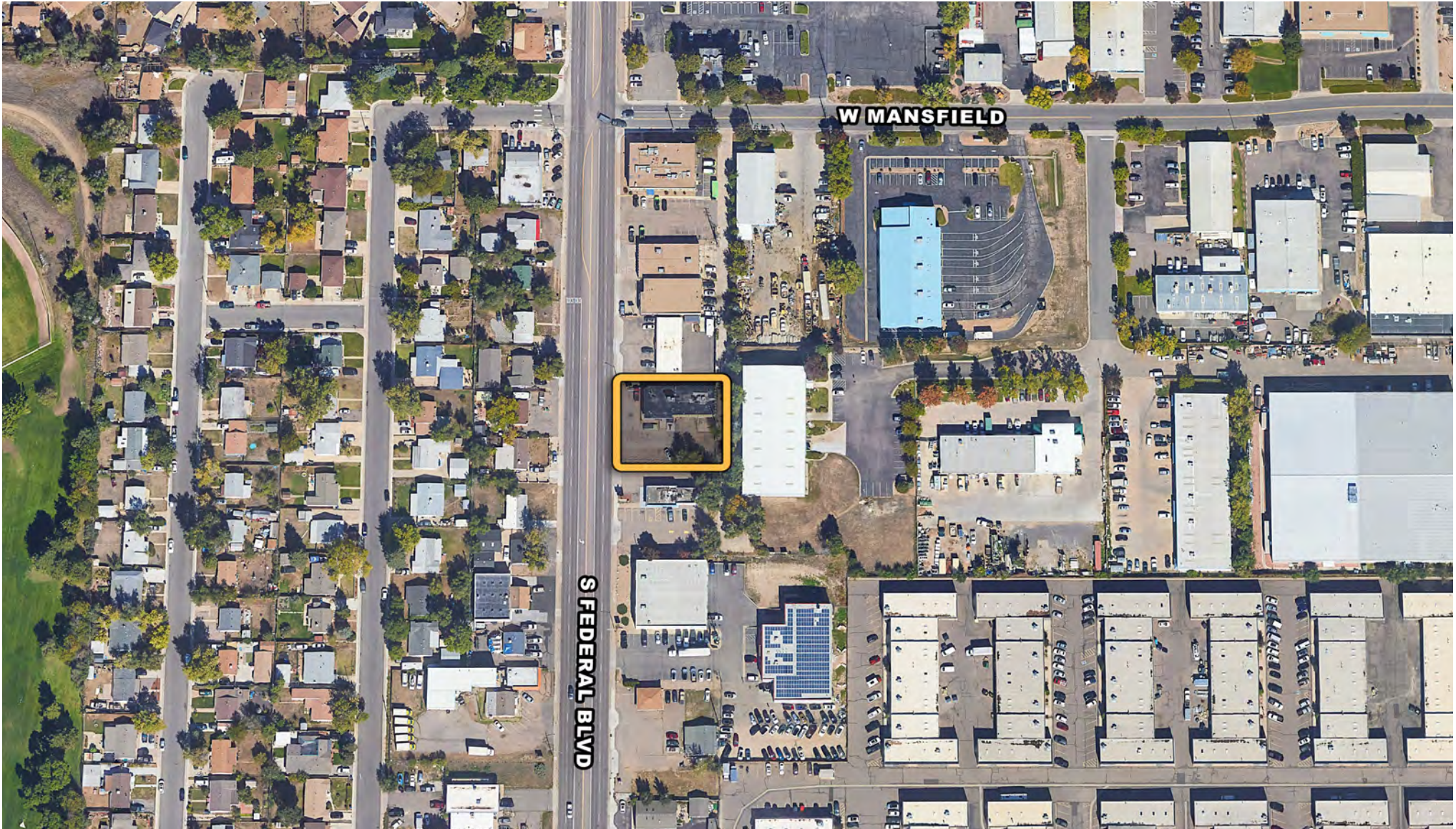
Nestled in the southwest portion of Metro Denver, the City of Sheridan, Colorado, epitomizes a dynamic blend of history, diversity, and growth. With a colorful past, the community boasts a rich tapestry that is reflected in its mix of commercial, industrial, community, and residential facilities. Conveniently situated near public transit and major arterial thoroughfares, accessibility is a key feature of Sheridan, fostering seamless connections for residents and businesses alike. A recent collaboration with Weingarten Realty has set the stage for the redevelopment of the 135-acre River Point at Sheridan, introducing an exhilarating mix of dining, entertainment, and retail options. This transformative initiative positions Sheridan at the forefront of growth, aligning with the broader trend of infill and development in Denver's first-ring suburbs. Anticipating robust expansion, Sheridan stands as a vibrant and promising locale for those seeking a thriving community with a strategic location and exciting prospects



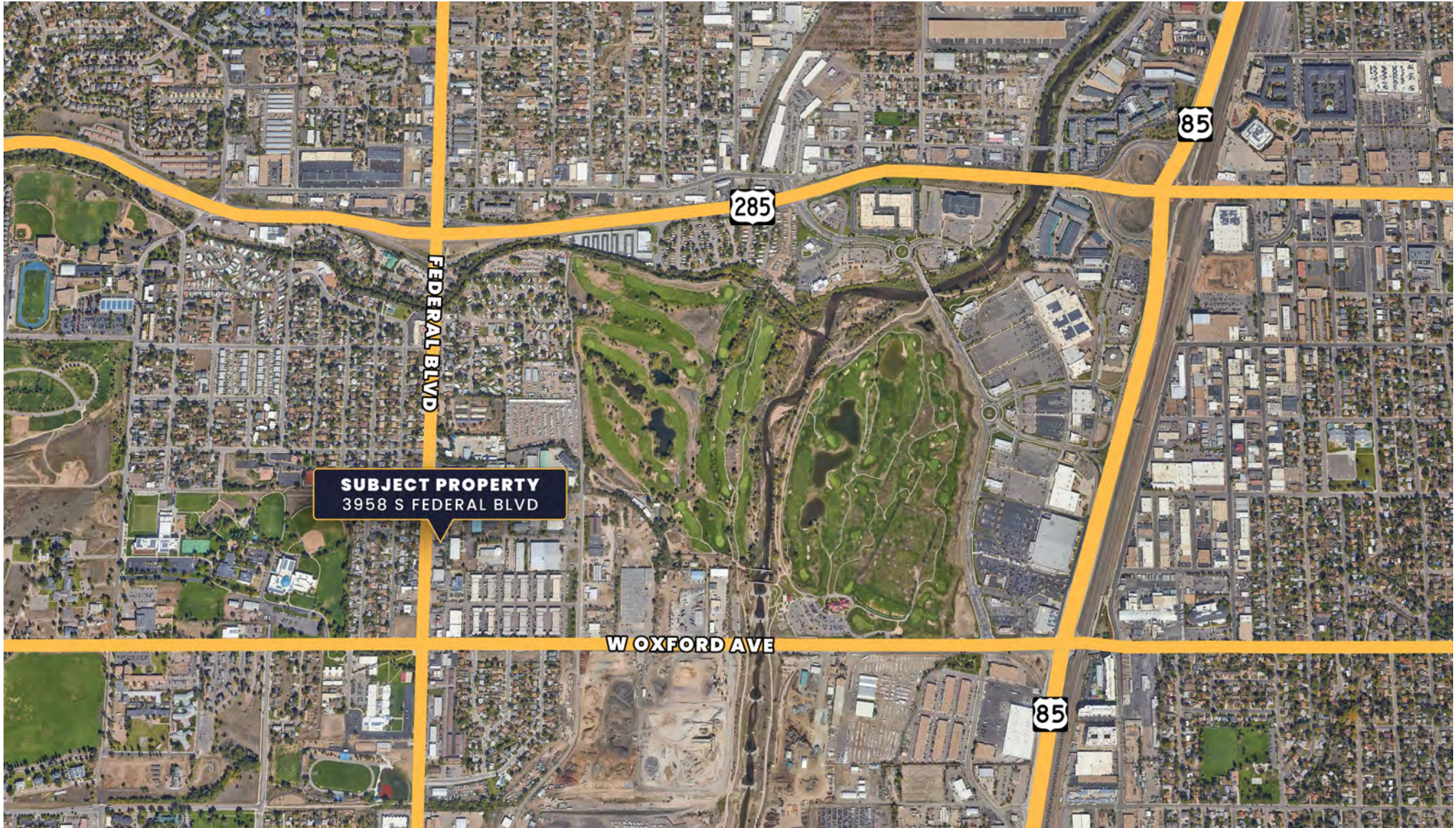
ENGLEWOOD

Englewood, strategically positioned at the heart of the Denver Metropolitan area just south of Denver, boasts a population of approximately 34,000 residents and is home to 2,100 businesses employing 25,000 workers. This tight-knit community offers a small-city atmosphere while reaping the benefits associated with its proximity to the larger metropolitan area. With accessible light rail and bus transit systems connecting residents to downtown Denver and beyond, including Denver International Airport, Englewood is a hub of convenience. The city's prime location, coupled with its affordability, has made it a focal point for investment and new development. Featuring a diverse workforce concentrated in health care, construction, retail trades, arts/entertainment, advanced industries, and light manufacturing, Englewood provides ample economic opportunities. The city supports its employees through various economic development resources, including the South Metro Enterprise Zone and grants for local small business initiation and expansion. Key private employers include Swedish Medical Center, Craig Hospital, Groove Toyota on Broadway, and others, collectively contributing to Englewood's thriving economic landscape.

SITE OUTLINE



LOCATION MAP



PROPERTY PHOTOS



NEIGHBORHOOD MAP





UNIQUESM
PROPERTIES



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