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COLORADO BLVD.
DENVER, CO 80205

SALE PRICE: \$295,000



FOR SALE

Freestanding Retail/Office Opportunity | Denver, CO

Property Overview

- 1,186 SF freestanding retail/office building – efficient footprint ideal for owner-user or boutique investor
- Basement and detached garage provide additional storage space
- Prominent frontage along Colorado Boulevard – one of Denver's primary north/south arterials
- Exceptional visibility and exposure to consistent daily traffic counts
- Central Denver location with immediate access to I-70, I-270, and Downtown
- Surrounded by dense residential neighborhoods and established retail amenities driving built-in consumer traffic

Property Facts

Building Size	1,186 SF
Lot Size	5,360 SF
Zoning	E-CC-3X
Property Taxes	\$7,628.28
Year Built	1940



ShamesMakovsky

SOLOMON STARK (303) 565 3032 ssark@shamesmakovsky.com



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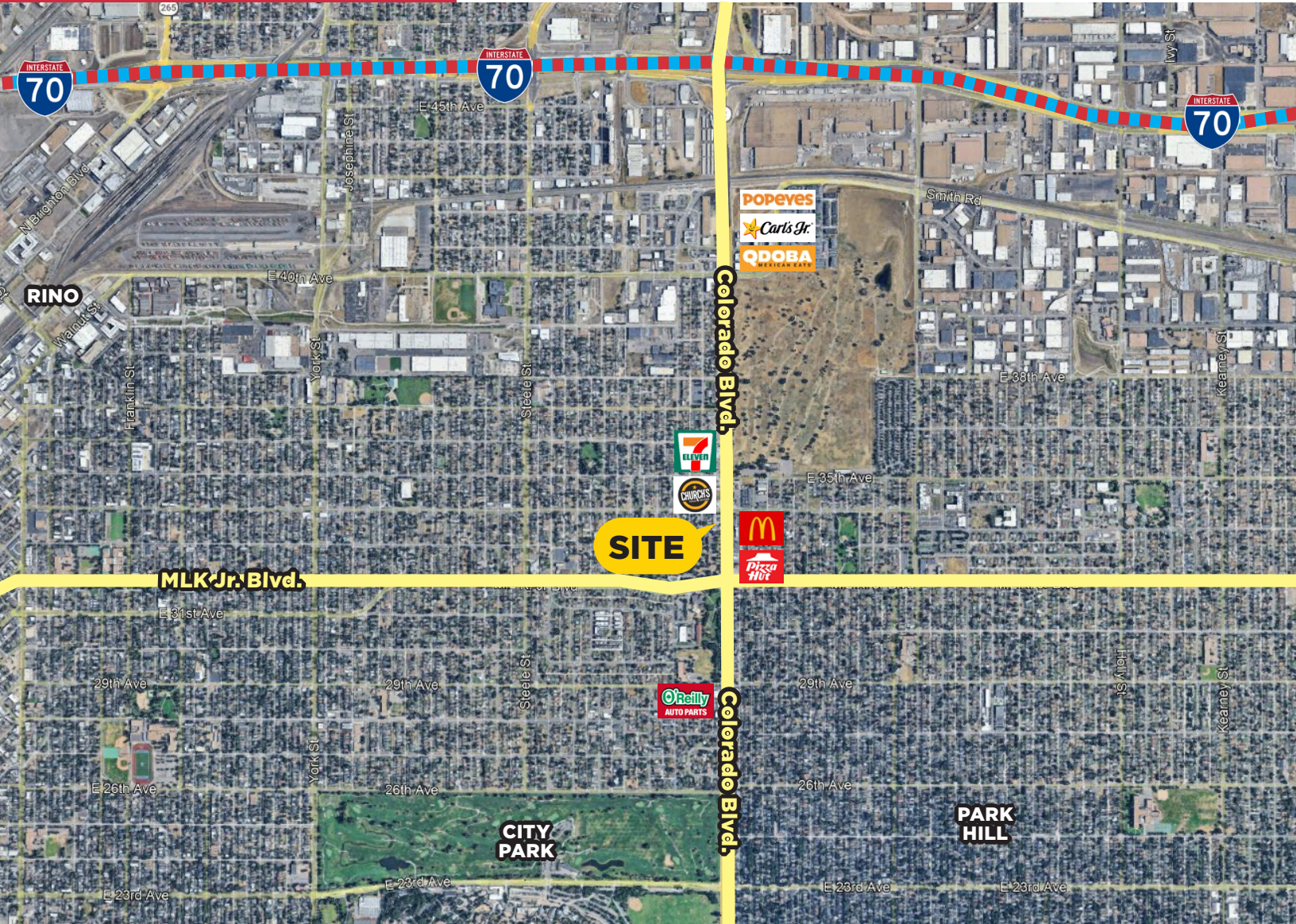
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DEMOGRAPHICS

1 MI

3 MI

5 MI

POPULATION

16,483

160,888

418,970

MEDIAN AGE

37.4

36.4

36.1

AVG HH INCOME

\$108,488

\$112,838

\$115,114

AVG HOME VALUE

\$645,276

\$673,765

\$671,695