



316 Federal Boulevard  
Denver, CO 80219

### Property Overview

- New roof, new HVAC and new swamp cooler
- Retail in the front and industrial in the back
- High visibility on Federal Boulevard
- Strong area development

### Property Facts

Building Size	5,000 SF
Land Size	6,500 SF
Zoning	E-MX-3
Taxes	\$19,631 (2024)

**For Sale: \$899,000** (\$179.80/sf)

**For Lease: \$12/sf NNN**

For more information:

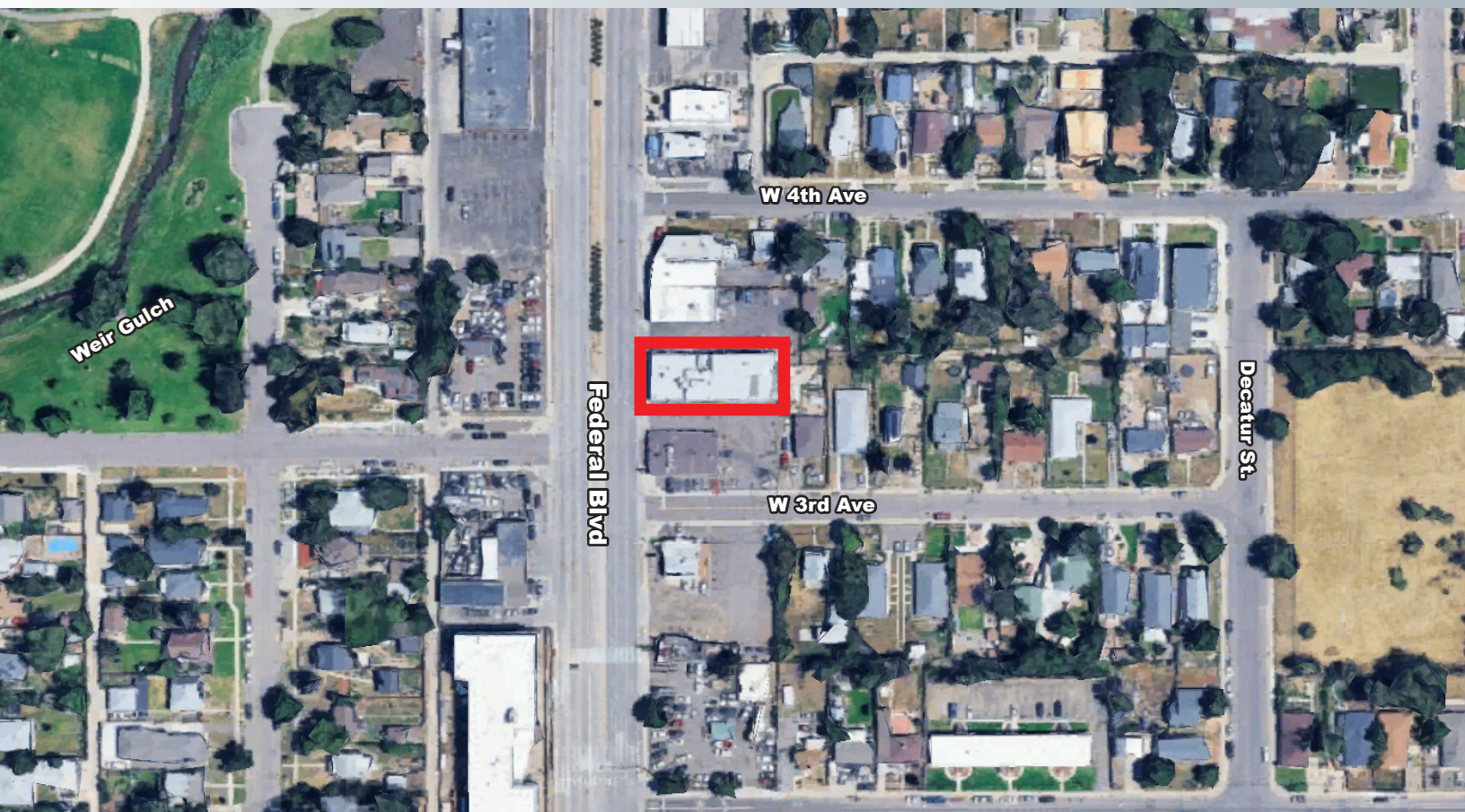
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