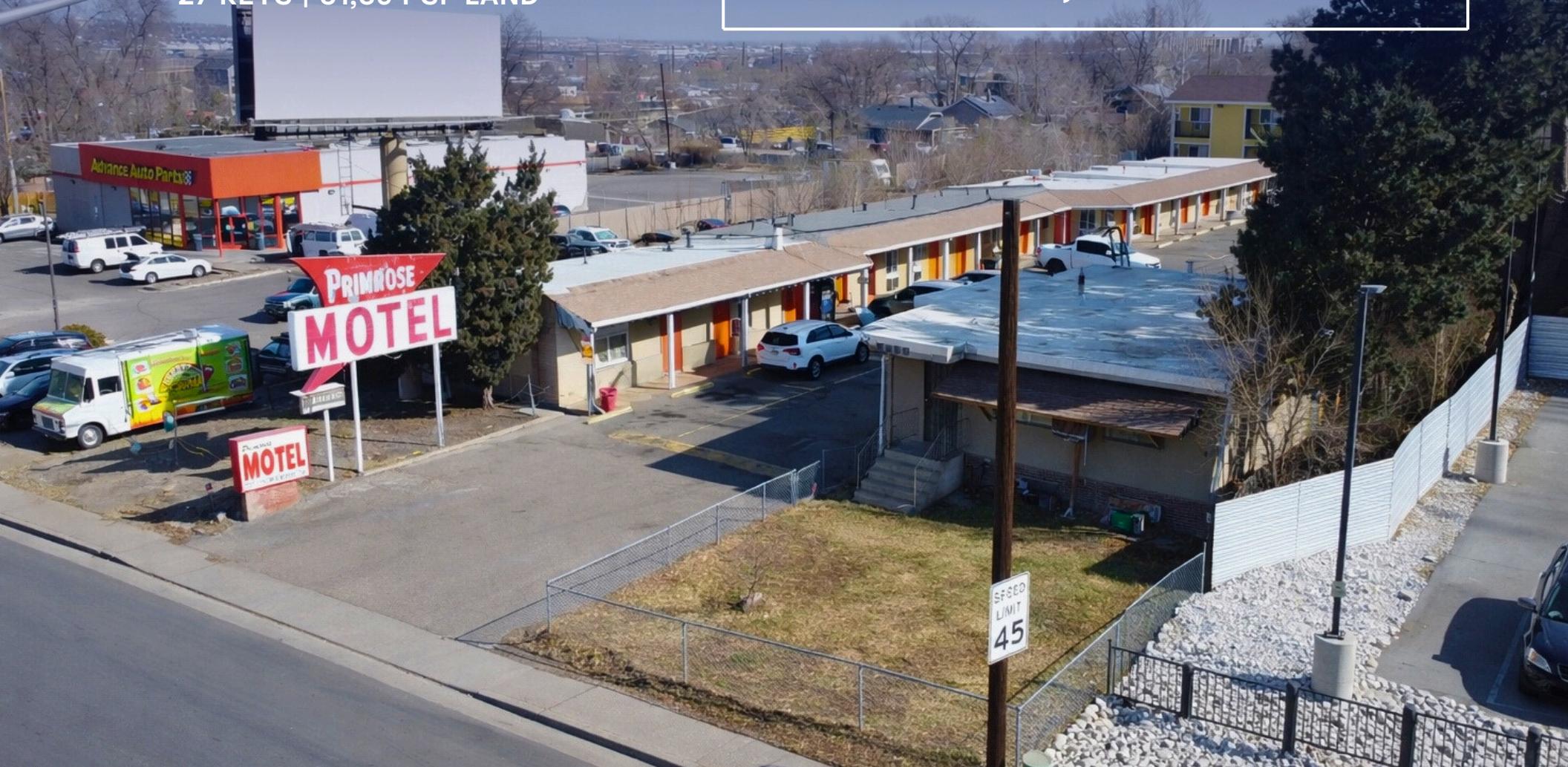


FOR SALE

INCOME + REDEVELOPMENT OPPORTUNITY
27 KEYS | 31,394 SF LAND

5450 FEDERAL BLVD
DENVER, CO 80221



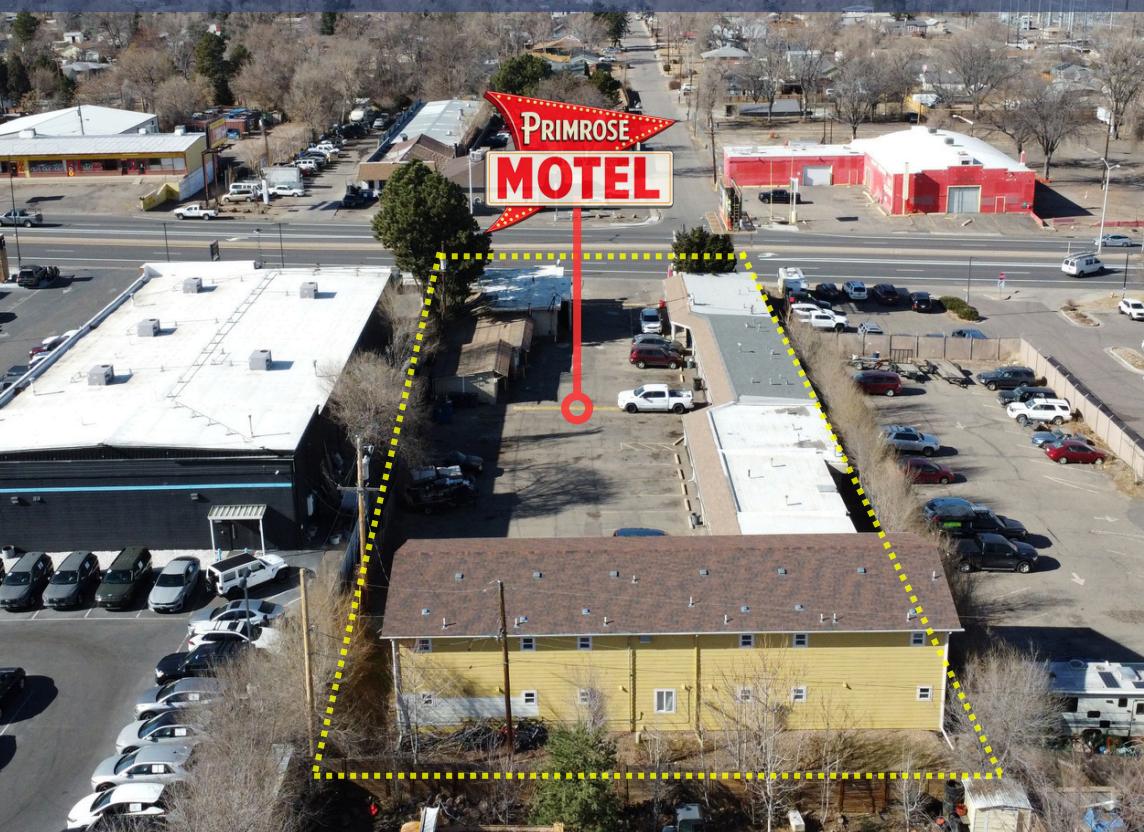
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PROPERTY INFORMATION



**5450 FEDERAL BLVD
DENVER, CO 80221**

<u>PRICE</u>	Contact Broker
<u>YEAR BUILT</u>	1948
<u>YEARS IMPROVED</u>	1971, 2015
<u>LOT SIZE</u>	31,394 SF (0.72 AC)
<u>BUILDING SIZE</u>	9,005 SF
<u>KEYS</u>	27
<u>TAXES</u>	\$28,801.48
<u>ZONING</u>	C-5
<u>PARKING</u>	31 Spaces
<u>COUNTY</u>	Unincorporated Adams
<u>OCCUPANCY</u>	Steady

INVESTMENT HIGHLIGHTS

- 27 Revenue-Generating Guest Keys
- Owner/Manager Residence (Built 1971), Private 2-Bed/2-Bath
- 1,300 SF Value-Add Storage/Garage
- 990 SF Unfinished Basement
- On-Site Laundry
- Modern Wing Built in 2015
- High-Visibility Placement on Federal Blvd
- Immediate Proximity to Downtown Denver
- Adjacent to Major Transit Routes I-70 + I-76



*ALL INFORMATION PROVIDED IS DEEMED RELIABLE BUT NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS.

720.843.1330 | 15000 W 44TH AVE. SUITE C, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM

SITE

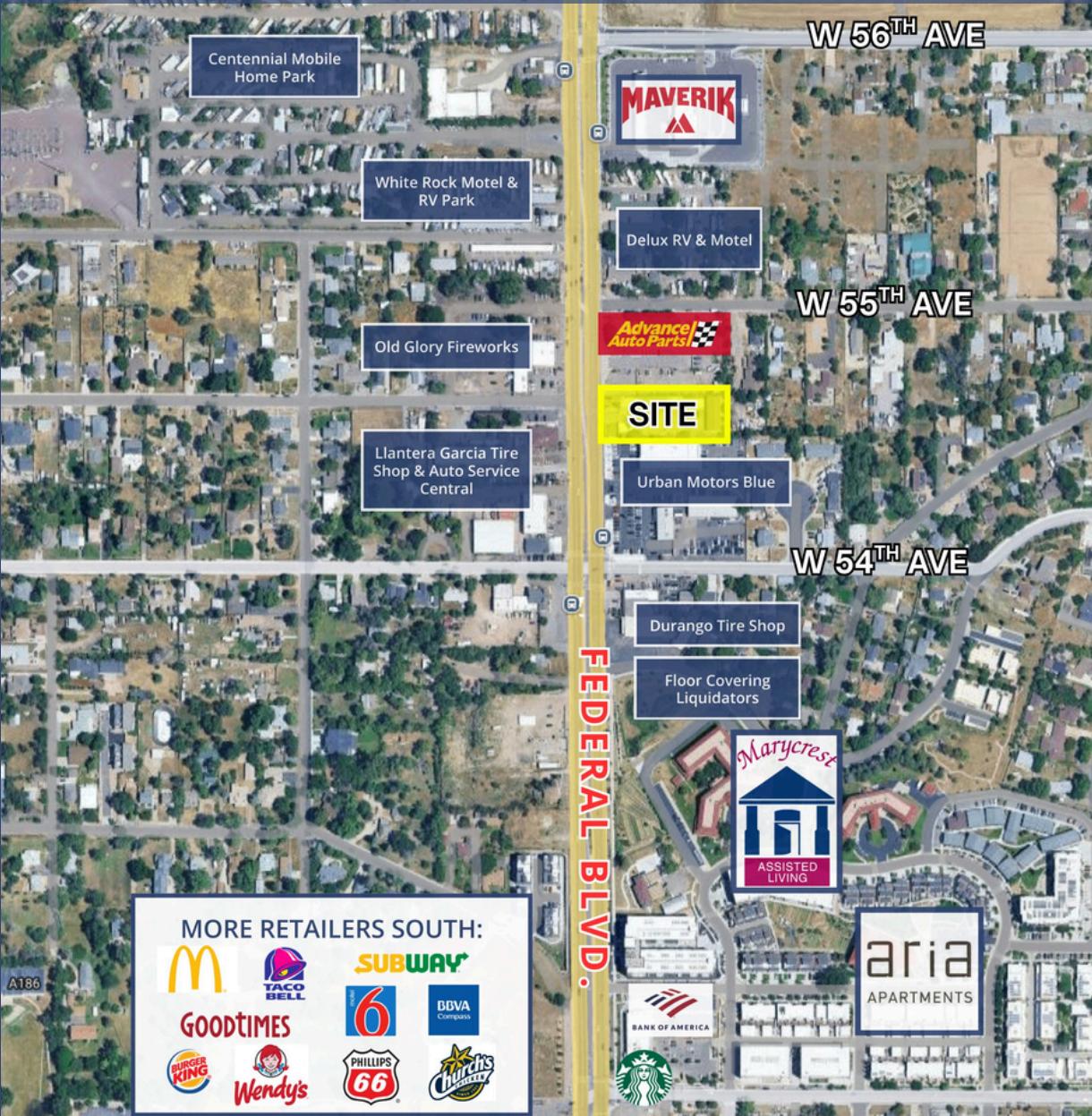
5450 FEDERAL BLVD
DENVER, CO 80221



REDEVELOPMENT OPPORTUNITY

5450 FEDERAL BLVD
DENVER, CO 80221

NEARBY RETAILERS AND DEVELOPMENTS



PARCEL SIZE

0.72 AC (31,394 SF)

ZONING

C-5

MAX HEIGHT

35 FT

ALLOWED USES

HIGH-INTENSITY COMMERCIAL
(BROADEST SCOPE OF SERVICES)

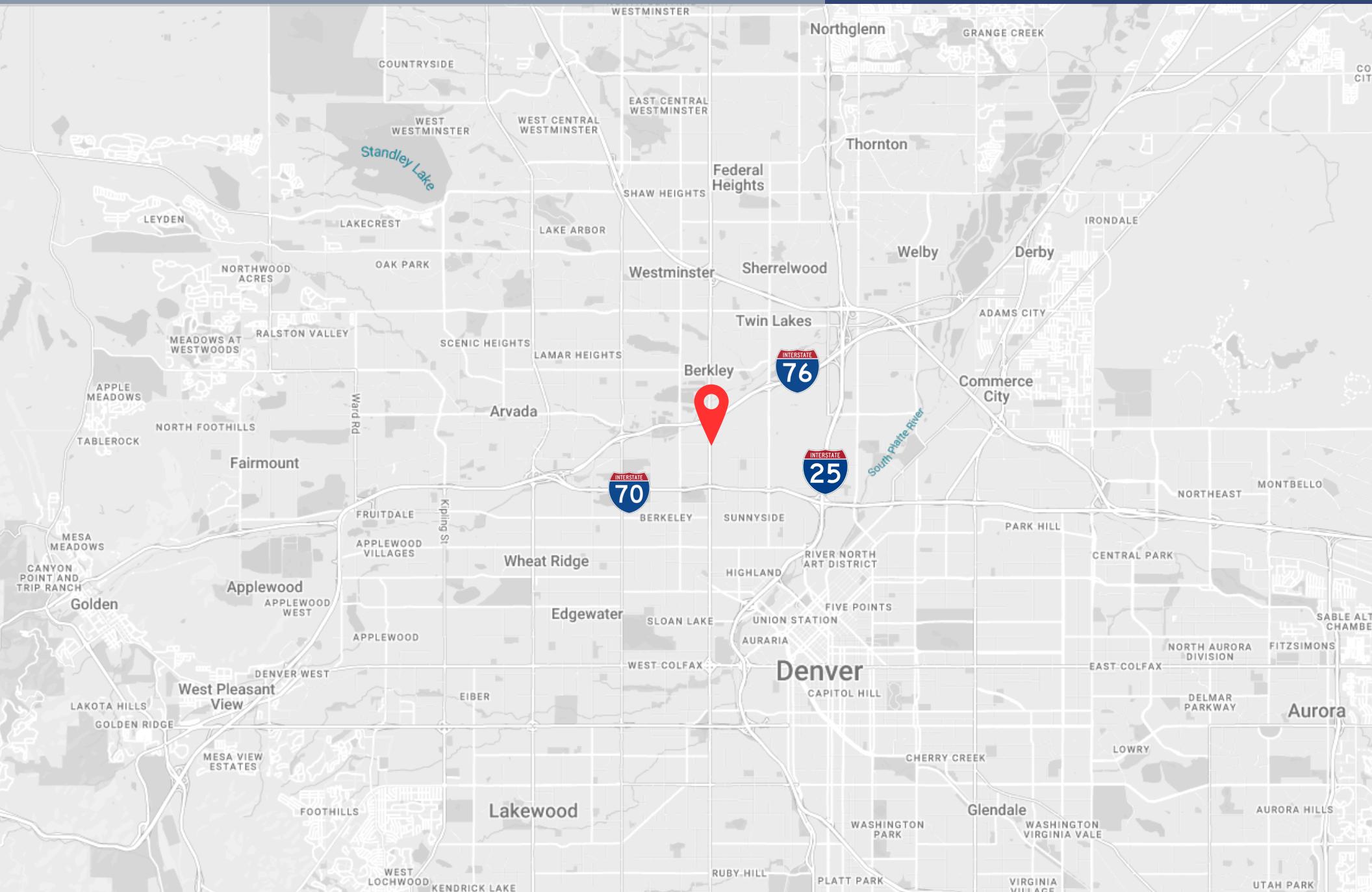
FRONTAGE

100 FT (ALONG FEDERAL BLVD.)



LOCATION

5450 FEDERAL BLVD
DENVER, CO 80221



EXCLUSIVELY LISTED BY: DIGBY COMMERCIAL ADVISORS



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Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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