



Central Office/Warehouse with Visibility

REDUCED PRICE: ~~\$1,250,000~~ \$1,150,000 (\$230/SF)

PROPERTY OVERVIEW

Building Size:	5,000 SF
Lot Size:	6,000 SF
YOC/Renovation:	1962/2024
Loading:	One (1) Drive-In Door (10'x12')
Clear Height:	13'
Construction Type:	Brick and Block
Power:	100A / 120-208V / Single Phase
Zoning:	I-MX-3 (Denver)
Property Taxes:	\$19,325

PROPERTY FEATURES

- Excellent Central Business District and highway access
- Located on busy Kalamath St corridor / South of Santa Fe Arts District
- Recent renovations: new lighting, flooring, ceiling tiles and windows

For more information, please contact:

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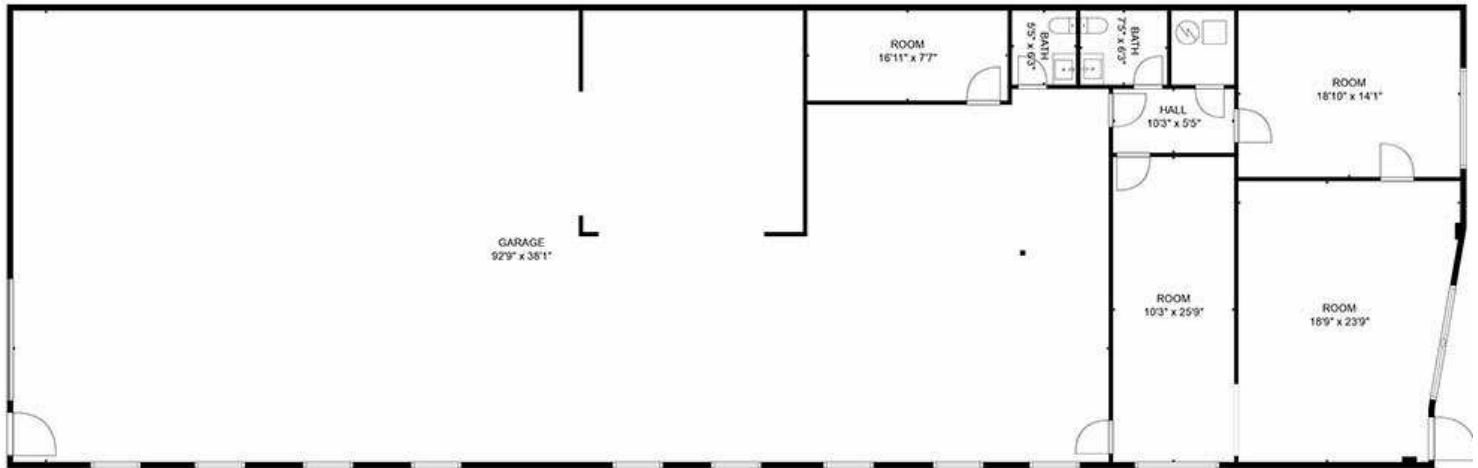
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*All dimensions are interior and drawing is not to scale



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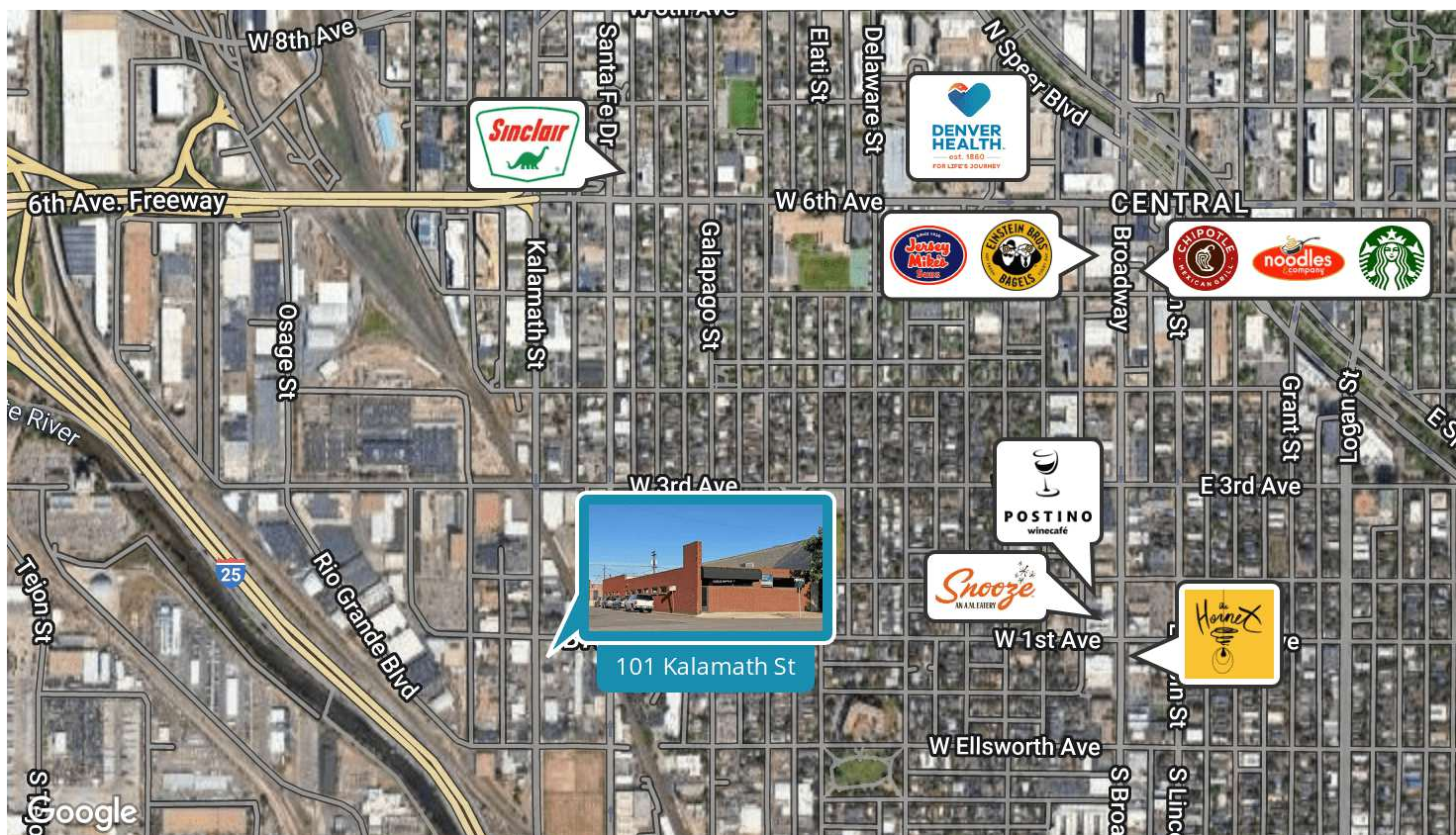
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AREA DEMOGRAPHICS:



Population

1 Mile	16,239
3 Mile	244,223
5 Mile	536,296



Households

1 Mile	8,372
3 Mile	123,182
5 Mile	254,199



Average HH Income

1 Mile	\$110,531
3 Mile	\$123,035
5 Mile	\$124,952

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