



**Central Office/Warehouse with Visibility**  
**REDUCED PRICE: ~~\$1,350,000~~ \$1,250,000 (\$250/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

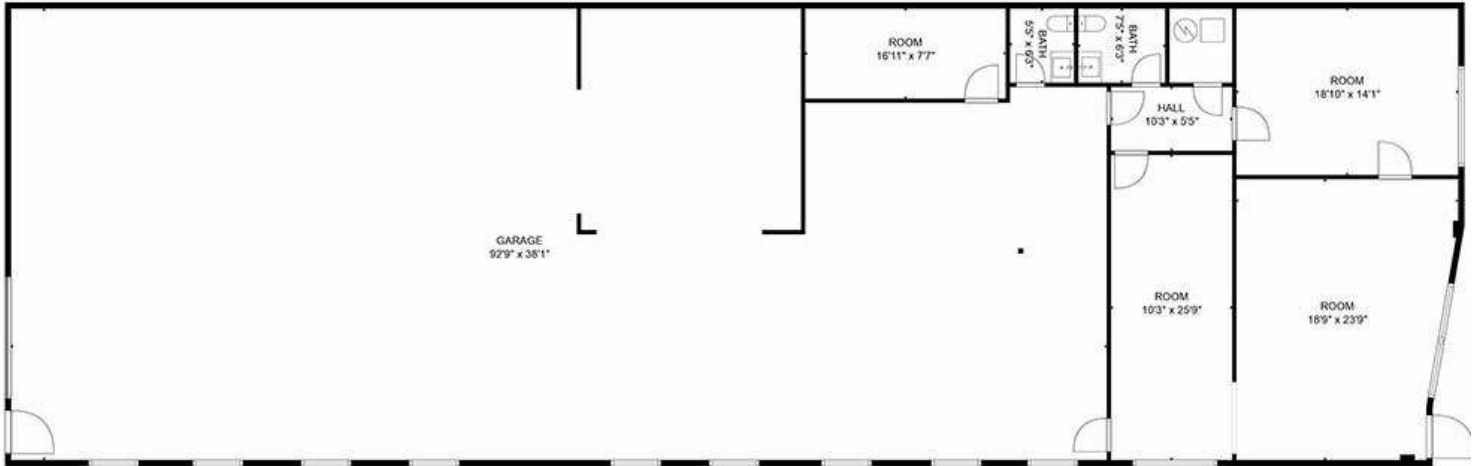
**PROPERTY FEATURES**

- 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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\*All dimensions are interior and drawing is not to scale



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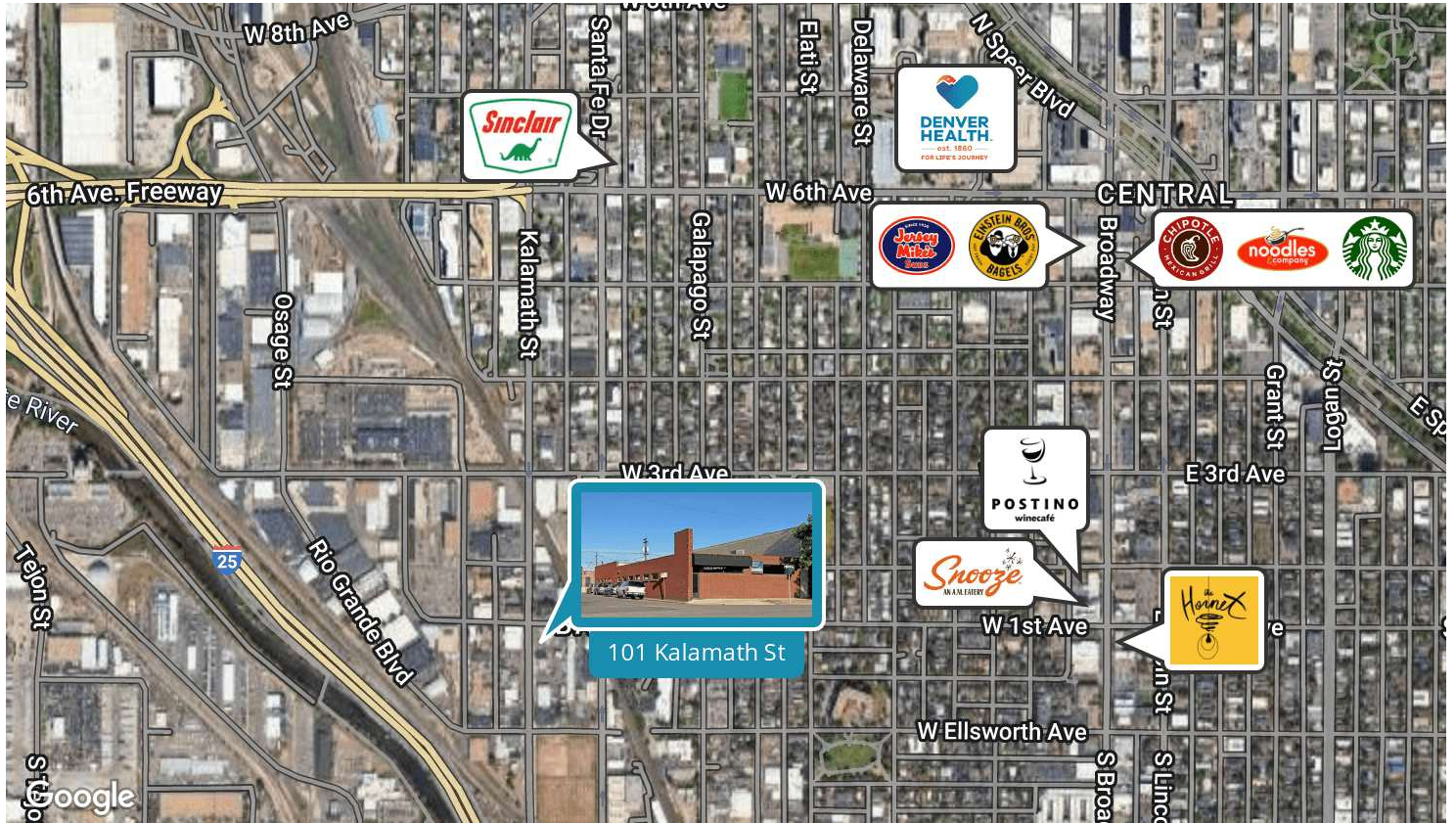
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### AREA DEMOGRAPHICS:



Population

<b>1 Mile</b>	16,239
<b>3 Mile</b>	244,223
<b>5 Mile</b>	536,296



Households

<b>1 Mile</b>	8,372
<b>3 Mile</b>	123,182
<b>5 Mile</b>	254,199



Average HH Income

<b>1 Mile</b>	\$110,531
<b>3 Mile</b>	\$123,035
<b>5 Mile</b>	\$124,952

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