

Investment Owner/User Property

1400, 1402, 1460 E 64th Ave, Denver, CO 80229



PROPERTY INFORMATION

| Building Size: | 15,702± SF* Combined | | | |
|-----------------|---|--|--|--|
| Lot Size: | 1.85± Acres | | | |
| YOC: | 1957, 1962/1983/1990, 1964 | | | |
| 3 Parcels: | #0182511201021 / #0182511201020 / #0182511201019 | | | |
| Zoning: | I-2 (Adams County) | | | |
| 7 Structures: | 10 Units - 6 Residentail 4 Warehouse/Storage/Service | | | |
| Structure Type: | Industrial / Residential | | | |
| Water/Sewer: | North Washington - 3 Water Taps | | | |
| Ditch: | United Water | | | |
| Gas/Electric: | Xcel Energy | | | |

PROPERTY SUMMARY

This I.85 Acre, I-2 Zoned Adams County Land, is comprised of six (6) residential structures, three (3) warehouse units. with additional storage. Excellent potential for future development.

For Sale: \$3,250,000

*Square footage is estimated and subject to change.

Fuller Real Estate (303) 534-4822 www.FullerRE.com

Brokerage Disclosure to Buyer Mike Haley (720) 287-5408 direct (720) 309-3413 mobile MHaley@FullerRE.com



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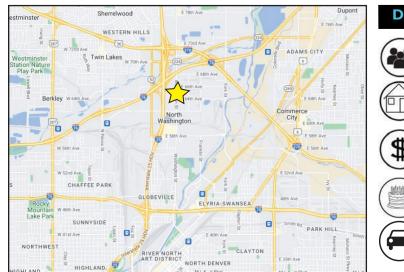
5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021











| DEMO | OGRAPHICS | | I Mile | 3 Miles | 5 Miles |
|-------------|----------------|---------|-----------------|-----------------|----------|
| | | | | | |
| S) | Population | | 271 | 69,726 | 350,436 |
| 5 | | | | | |
| \Box | Households | | 113 | 22,690 | 141,613 |
| ~ | | | | | |
| \$) | Median HH Inco | ome | \$44,642 | \$64,746 | \$73,217 |
| ~ | | | | | |
| 幽) | Median Age | | 40.00 | 34.10 | 35.80 |
| 2 | | | | | |
| b) | Traffic 2 | ,177 vp | od - E. 64th Av | e @ Franklin St | |

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.