

# 50 WEST ARIZONA AVE DENVER, CO 80120



**Near the Broadway Station redevelopment site!**



**Sale Price: \$2,850,000**



Rare South Broadway infill development, repurpose or user retail/warehouse, with yard. 1915 constructed, two story, brick, block and wood beam structure 1/2 block off of Broadway, just south of I-25. Near the Broadway Station Redevelopment site. Currently used as warehousing space and a live work residential rental unit of approximately 2,870 sqft. Featuring 4 bedrooms (some not conforming) and 3 bathrooms. Great light and a gorgeous living space. The warehouse spans the entire main floor and the balance of the second floor with the residential unit. There is a drive in door and a low dock door. The yard is approximately 3,125 sqft and gated. The city has given the building 34 parking credits under it's current Zoning uses. Endless possibilities for investment, redevelopment or single user.





Property Type: Commercial/Industrial  
 Building Class: C  
 Current Use: Residential/Warehouse  
 Year Built: 1915  
 Annual Taxes: \$48,256 (2022)  
 Construction: Block/Brick  
 Building Area Total: 18,696 SF  
 Zoning: A-I  
 Parking Lot: 11 spaces  
 1 Drive-in and 1 dock door  
 3 blocks to light rail

Actual  
 Gross Income: \$102,384  
 Operating Expense: \$106,000  
 Annual Net Income: \$-4,000

Projected  
 Gross Income: \$243,000  
 Annual Expense: \$43,000  
 Annual Net Income: \$200,000  
 Cap Rate: 6.7%  
*Projected rents at \$13 NN, less expenses*



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