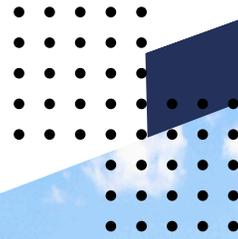


COMMERCIAL SALE: RETAIL

747 SANTA FE DRIVE
DENVER, CO 80204

\$1,999,950



- This property offers an incredible redevelopment opportunity. Currently utilized as studio space with a retail storefront, it features **below-market rents** and sits in a **high-demand area**. With zoning allowing for a five-story building, the possibilities are endless - ideal for apartments, condos, or a mix of uses.
- The first-floor retail space could be converted into retail condos or leased at market rates, adding significant value.
- The property includes 10 parking spaces in the back, a basement with ramp access, and an existing elevator shaft for easy installation of another elevator. A recently updated fire escape meets all code requirements.
- Currently leased as a showroom and artist studios, this property is primed for increased revenue potential. Financials are available upon request.

**Located in the Heart of Denver's
Vibrant Art District on Santa Fe;
Just Blocks from Denver Broncos
Stadium Redevelopment!!**

Schedule a showing today to explore the possibilities!

Listed by Legacy 100 Real Estate

Jim Weichselbaum 303-888-4900
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