

2401 W. 32ND AVENUE

DENVER, CO 80211



912 SF FOR SALE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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AVAILABILITY

Pricing: \$775,000
SF Available: 912 SF

TRAFFIC COUNTS

Zuni Street: 10,607 VPD
W. 32nd Avenue: 7,200 VPD
MPSI 2019 & 2022 Estimates

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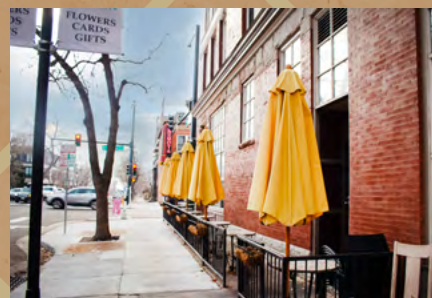
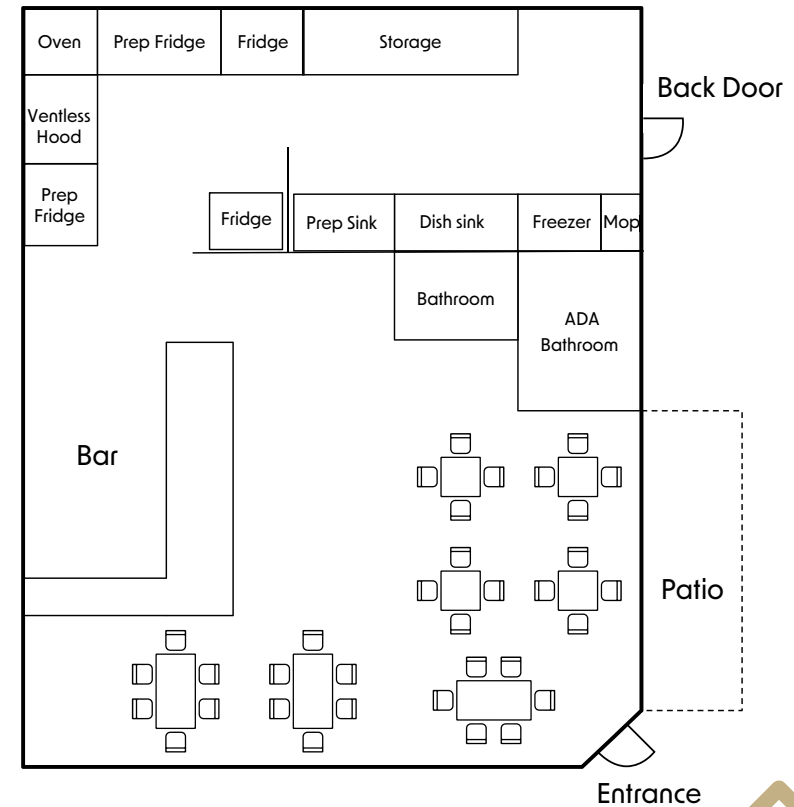
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HIGHLIGHTS

- End cap cafe space with FF&E available for new Buyer to use. **DO NOT DISTURB - TENANT IS STILL OPERATING. COORDINATE ALL SHOWINGS THROUGH LISTING BROKER.**
- Transferrable liquor license to new Buyer
- Fenced patio along Zuni St
- Located in the sought after Denver Highlands neighborhood
- There is no hood or grease trap

FLOOR PLAN







Demographics

	1 Mile	3 Miles	5 Miles
Population	39,057	215,477	472,410
Average Household Income	\$134,134	\$101,567	\$99,697
Daytime Population	14,639	214,766	356,989

Source: CoStar



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