

**FOR LEASE**



### Turnkey Gas, C-Store & Auto Service - Denver

## 6300 E. 14th Avenue

Denver, CO 80220

### Property Highlights

- Freestanding gas, convenience store, and service station opportunity
- Prominent corner location with strong visibility and frontage
- Existing fuel infrastructure and service bays in place
- Ample on-site parking and easy ingress/egress
- Dense surrounding residential neighborhoods with nearby retail and services

**Lease Rate: \$6,500/month NNN**  
(NNNs Estimate: \$1,544.08/month)



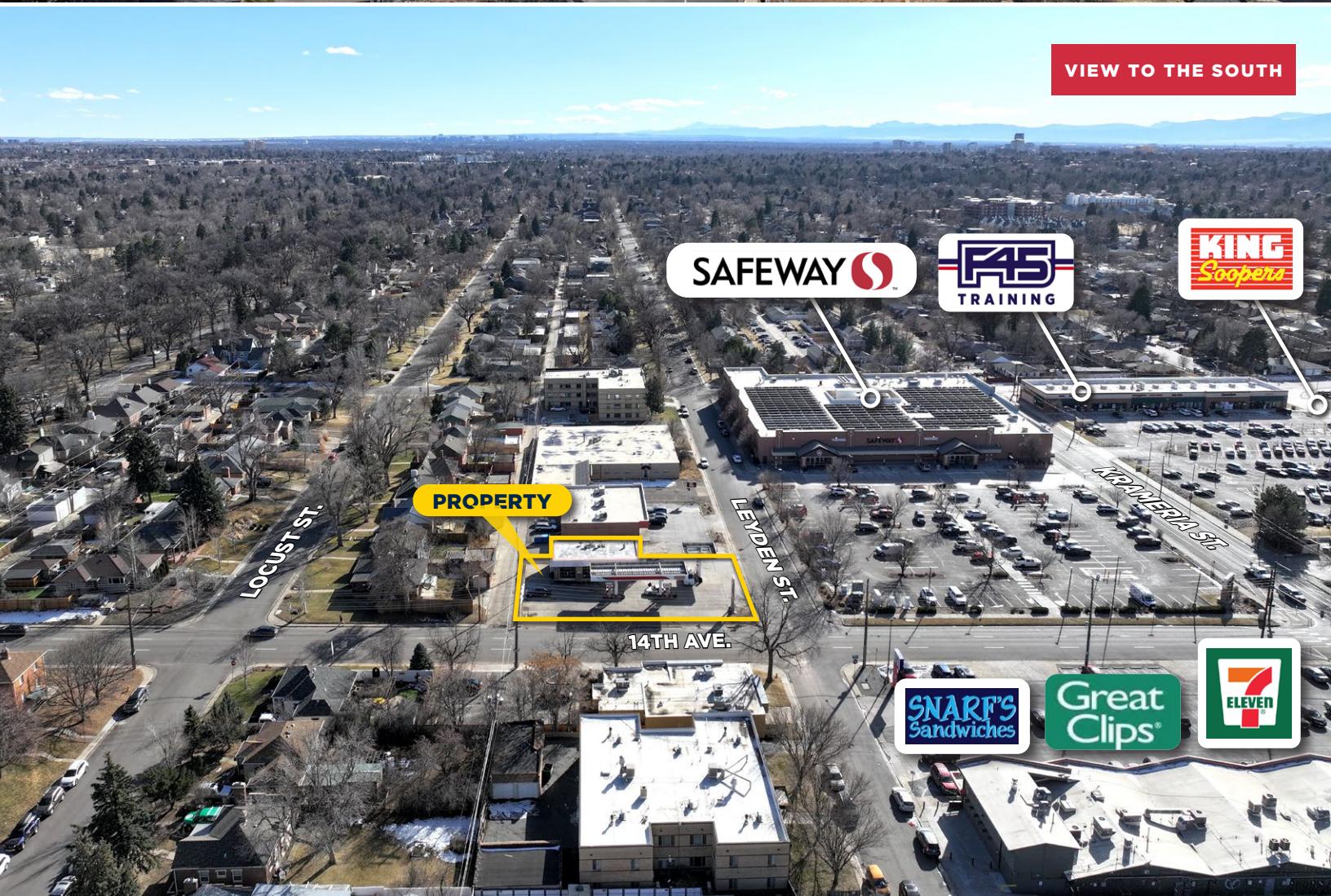
### Property Facts

<b>Building</b>	<b>1,530 SF</b>
<b>Lot Size</b>	<b>12,500 SF</b>
<b>Zoning</b>	<b>E-MX-3</b>
<b>Drive In Doors</b>	<b>Two 10' x 9'</b>
<b>Gas Pumps</b>	<b>3 MPDs (6 fueling positions)</b>
<b>Gas Tanks</b>	<b>Two 10,000 Gallon Jacketed Steel Tanks</b>
<b>Parking</b>	<b>10 Spaces</b>

**NAI**Shames Makovsky

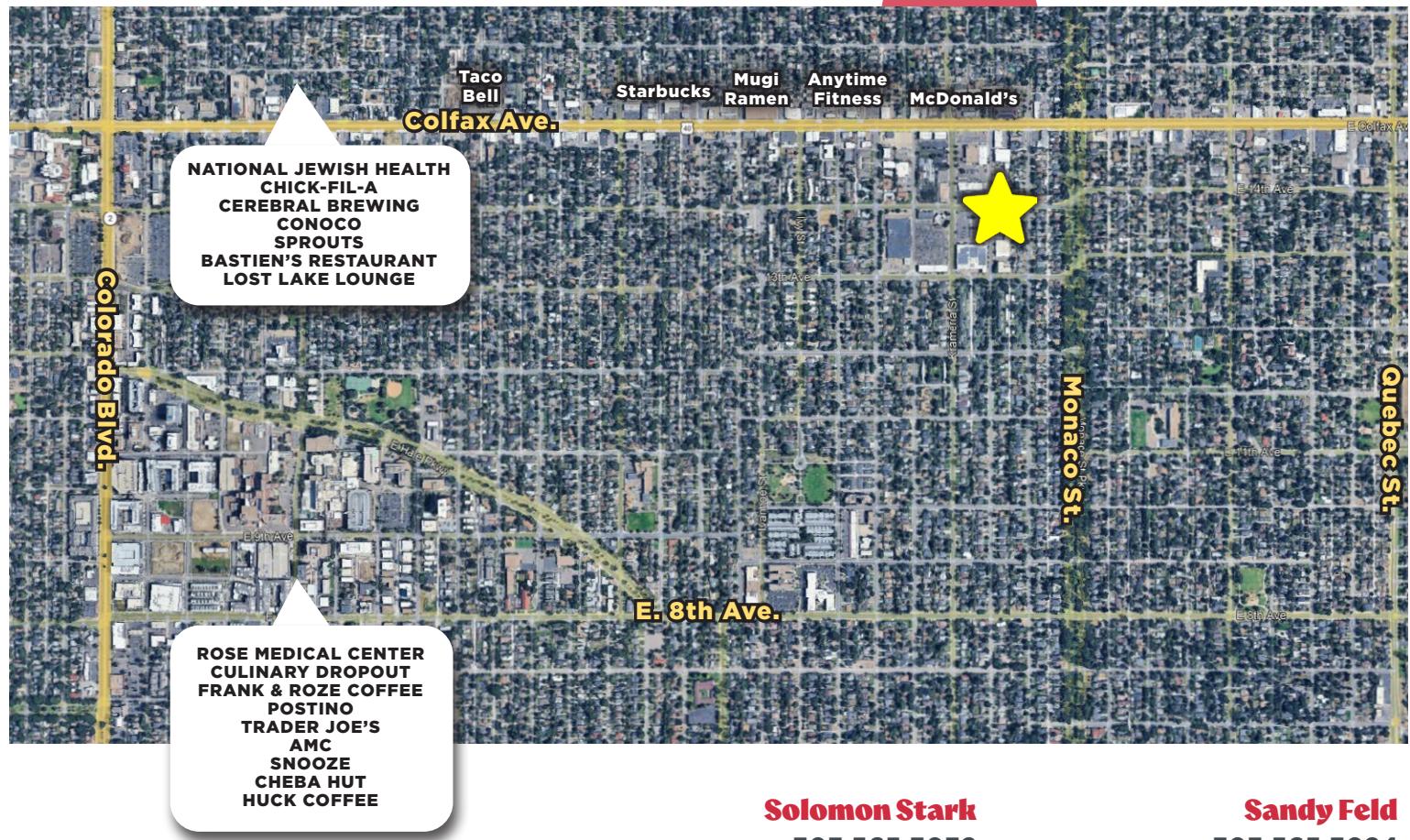
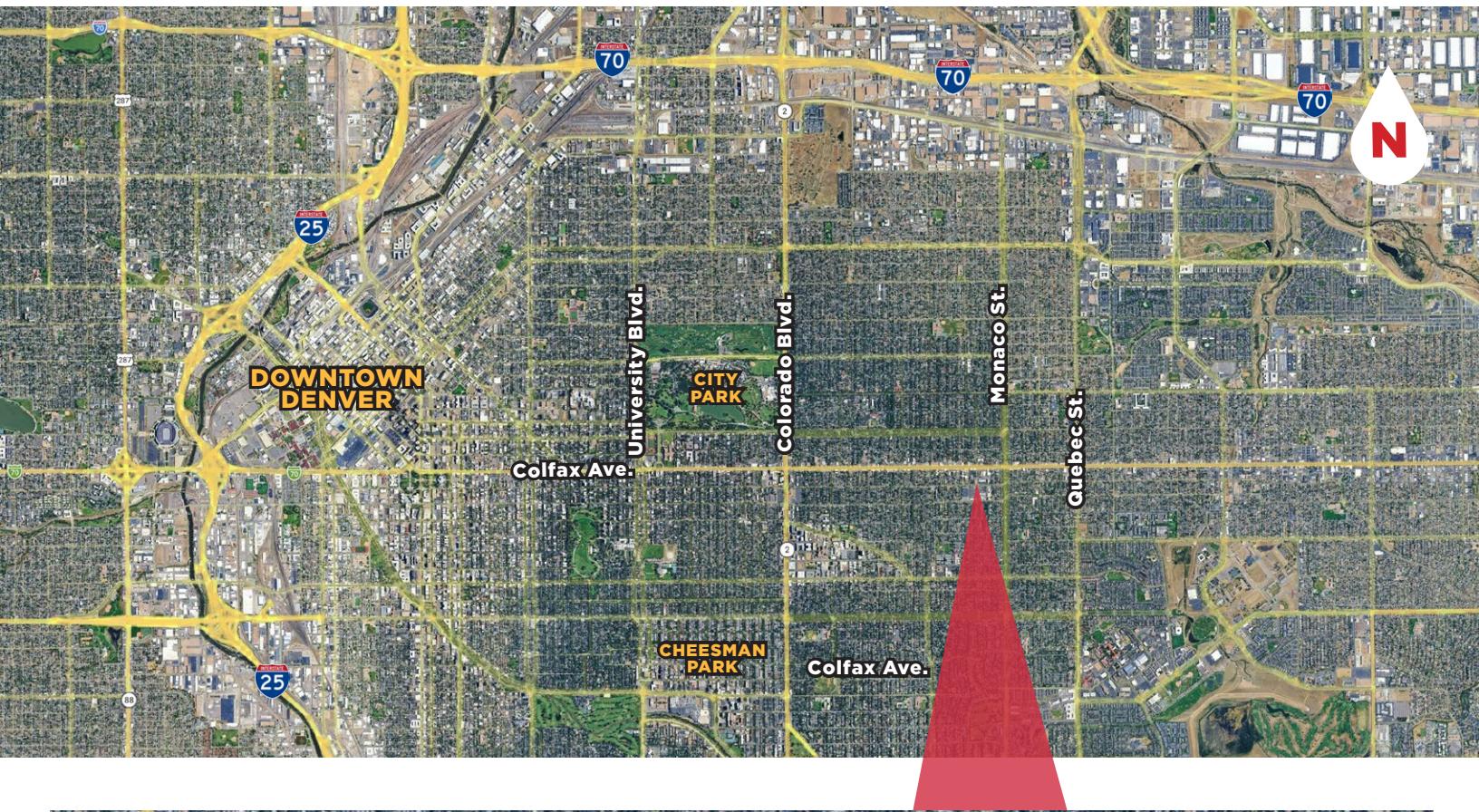
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**PHOTOS****VIEW TO THE WEST****VIEW TO THE SOUTH**

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