

2915 W. 44th Ave.

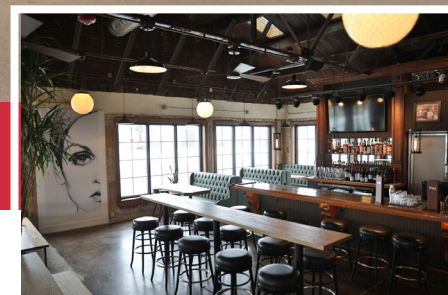
Denver, Colorado 80211



HIGHLY VISIBLE RESTAURANT IN SUNNYSIDE FOR SALE

Property Overview

- In the heart of the up-and-coming Sunnyside neighborhood, bordering the vibrant Highlands neighborhood to East and Berkeley to the West. Minutes from Downtown.
- Easy access to I-70, Federal Boulevard and I-25
- Walkable neighborhood (79/100)
- Turn-key opportunity (all FF&E available)
- Fully renovated and updated in 2019



Building Size	5,733 SF
Land Size	13,282 SF
Parking	22 Spaces
Zoning	U-MS-3
County	Denver

NAI Shames Makovsky

Dorit Fischer

303 565 3025

dfischer@shamesmakovsky.com

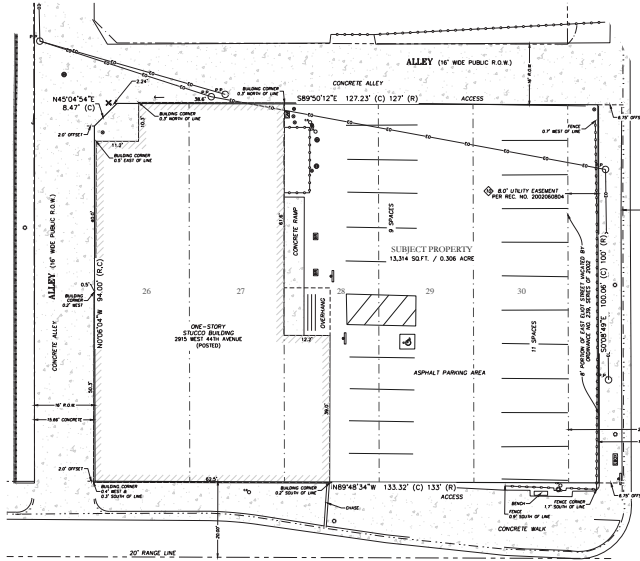
Hayden Hirschfeld

303 565 3048

hhirschfeld@shamesmakovsky.com

SALE PRICE : \$2,500,000





W. 44TH AVE.

N. ELIOT ST.



SUNNYSIDE NEIGHBORHOOD

POPULATION

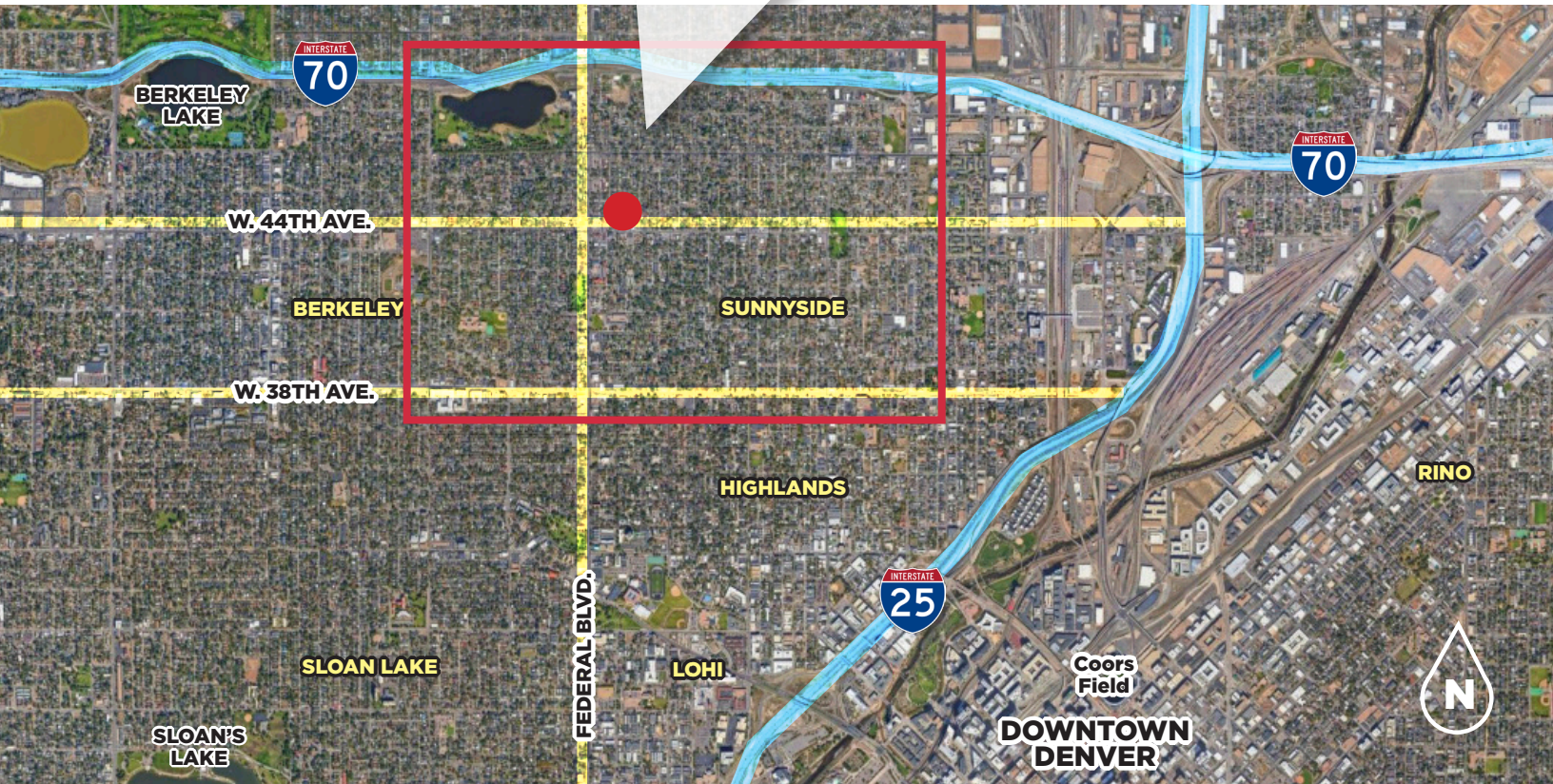
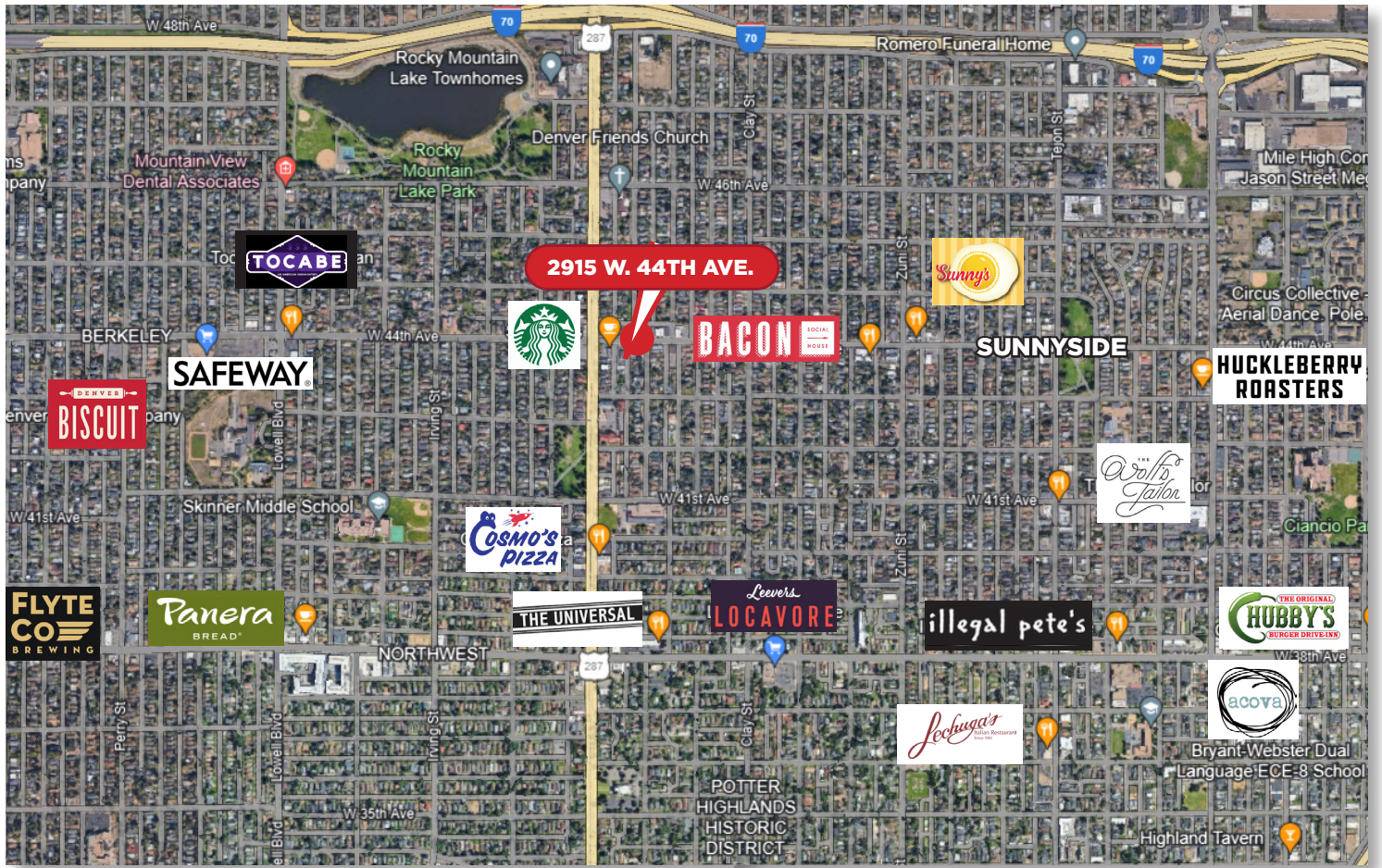
10,615

2023 AVERAGE HOUSEHOLD INCOME

\$120,010

2023 MEDIAN HOME SALE PRICE

\$892,198



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