

FOR SALE

4500 WEST COLFAX AVENUE, DENVER, CO 80204

PRICE REDUCED AGAIN!
OWNER MOTIVATED



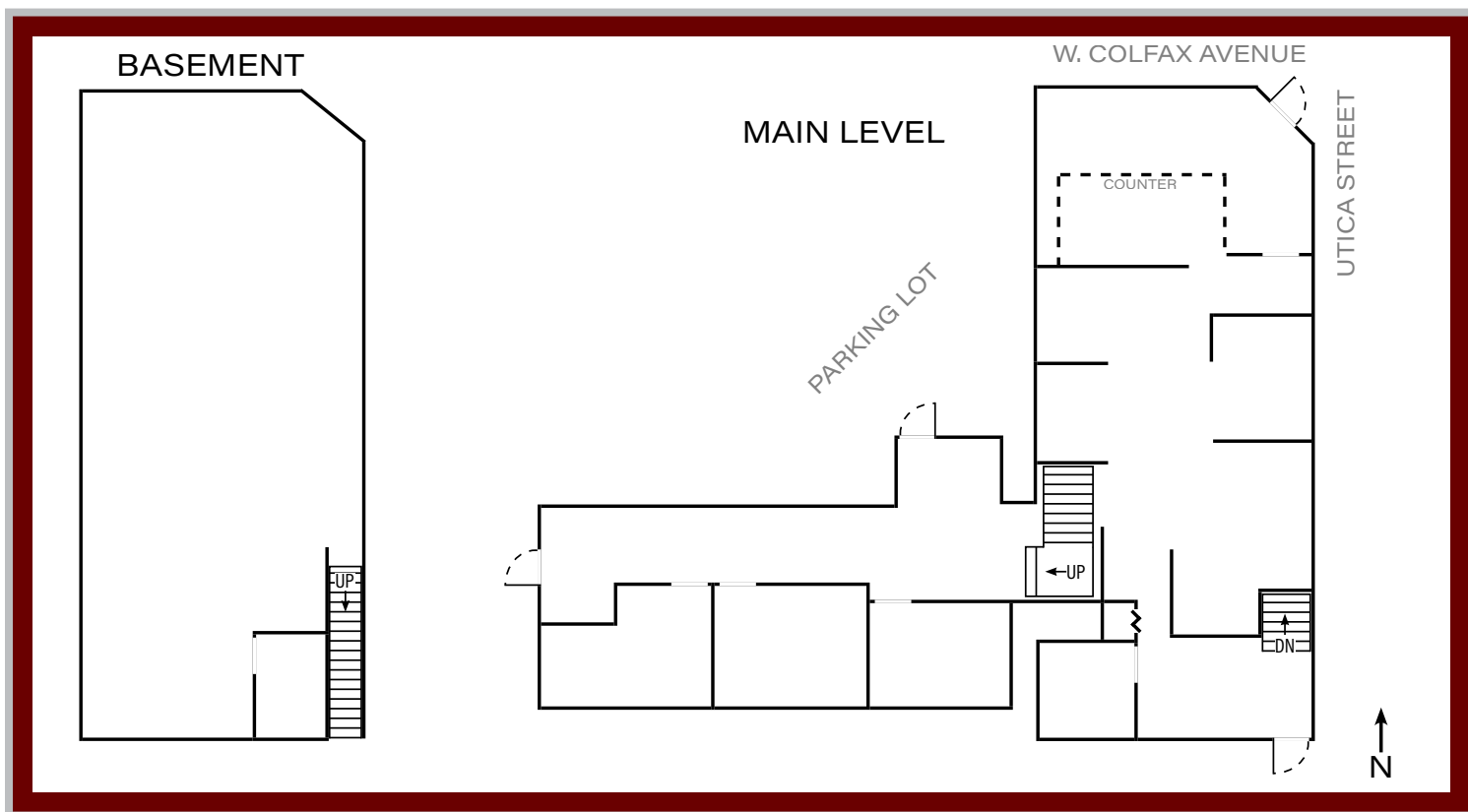
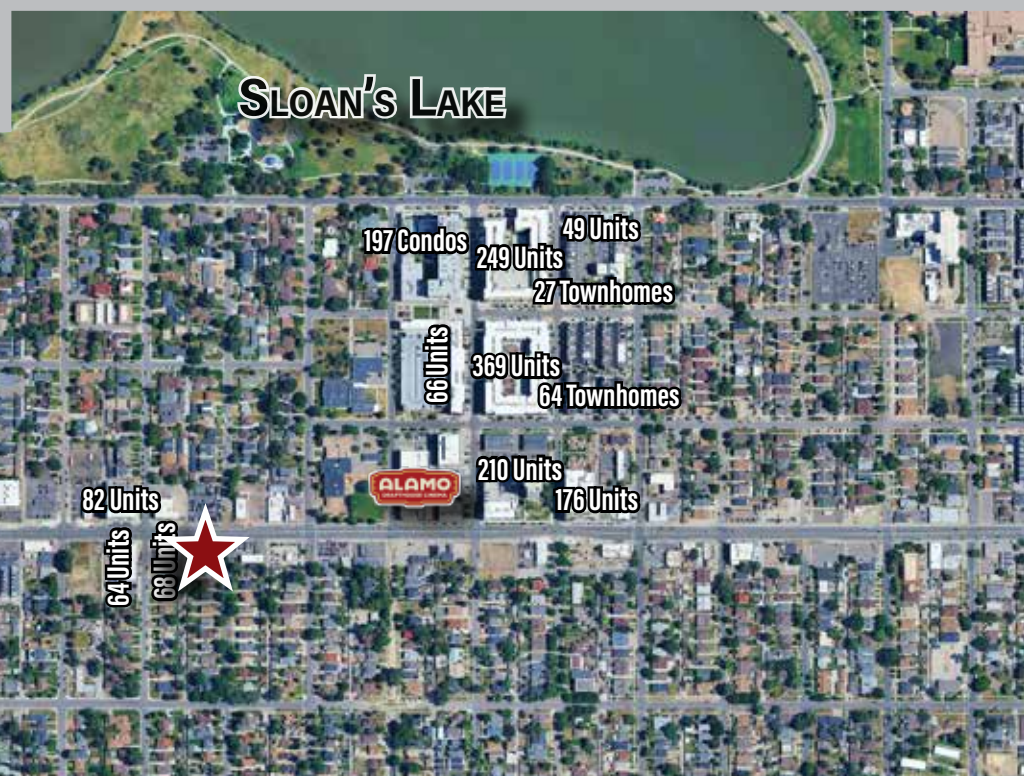
3,400 SF SINGLE-TENANT RETAIL BUILDING

~~\$1,130,000~~ ~~\$989,000~~ **\$900,000**

- Attractive **owner financing available** with terms far more favorable than conventional bank lending
- Open Layout
- High Ceilings
- West Colfax Visibility (31,389 VPD)
- Fenced Parking Lot with New Asphalt
- Basement Storage Area
- 2,600 Multifamily Units within 1/4 Mile - not including for-sale condos & townhomes (Approximately 288)

Total Building Size:	3,400 SF
Year Built:	1929
Zoning:	U-MS-3 (Denver)
Total Site Size:	7,841 SF
Parking:	10 Striped Spaces





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