

Offered at:
1,425,000

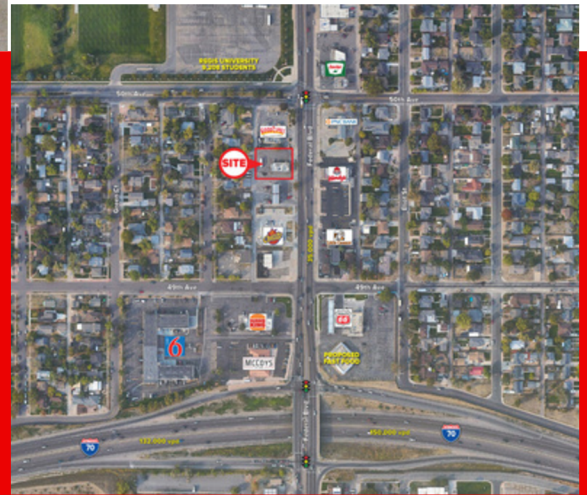


AVANT GROUP



4965 FEDERAL FOR SALE!

Opportunity awaits with this prime commercial property near Regis University! Currently operating as a donut shop, this versatile space is perfect for a coffee shop, bakery, or other entrepreneurial ventures. Featuring potential for a drive-thru and situated in a high-traffic area, this location offers excellent visibility and accessibility. Don't miss your chance to own a thriving spot in one of Denver's growing neighborhoods.



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PROPERTY HIGHLIGHTS FOR 4965 FEDERAL BLVD, DENVER, CO:

- Stand-alone building near Regis University
- High-traffic location with excellent visibility
- Drive-thru capability for added convenience
- Equipped with a grease trap, ideal for food service operations
- Ample parking for customers and staff
- Versatile space suitable for a donut shop, coffee shop, or similar business
- Located in a growing and vibrant neighborhood