

FOR SALE

4500 WEST COLFAX AVENUE, DENVER, CO 80204

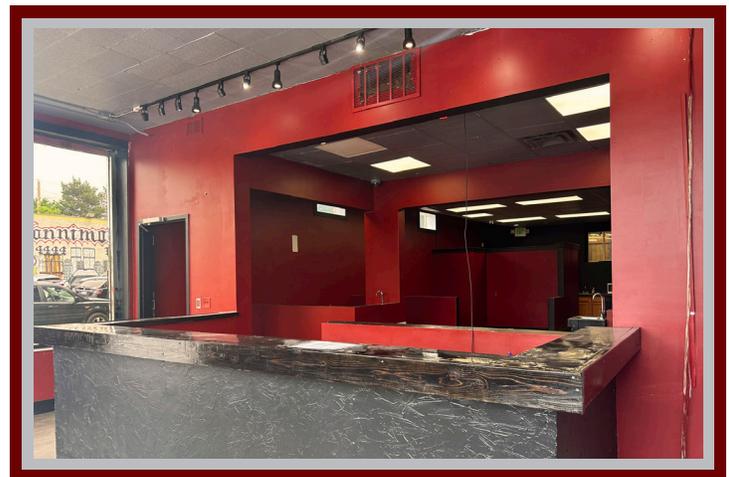


3,400 SF SINGLE-TENANT RETAIL BUILDING

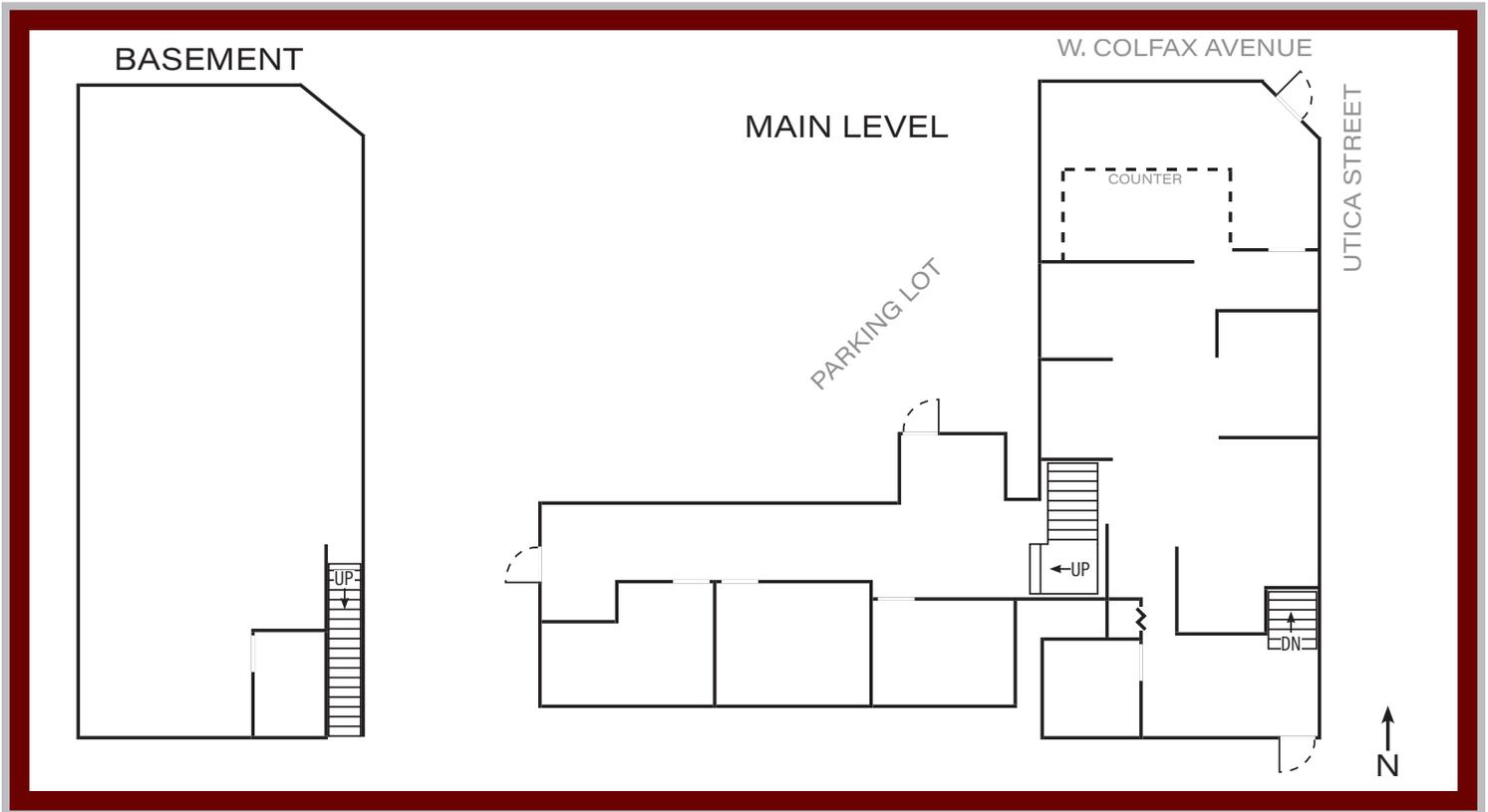
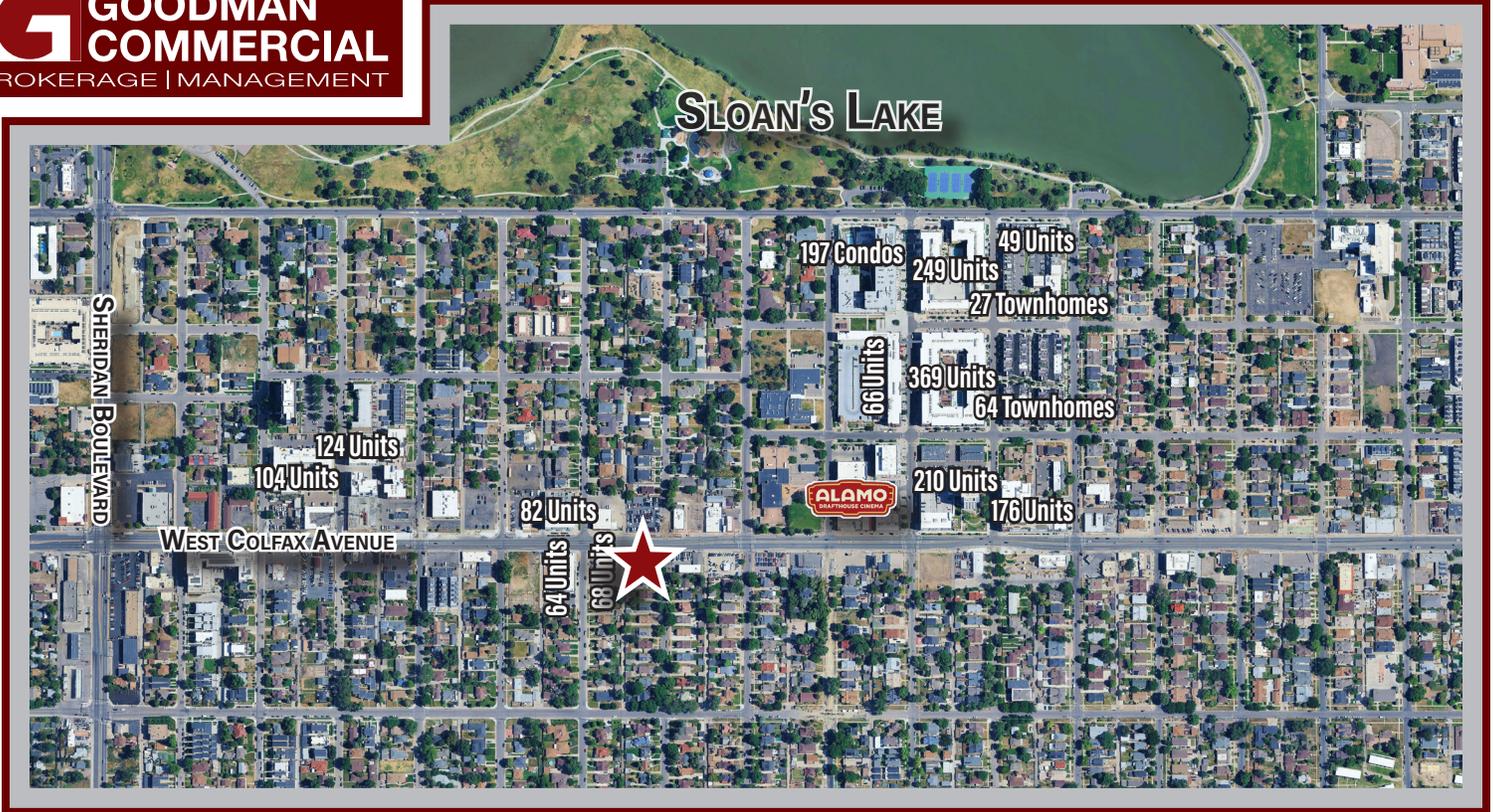
~~\$1,130,000~~ ~~\$989,000~~ **\$900,000**

- Attractive **owner financing available** with terms far more favorable than conventional bank lending
- Open Layout
- High Ceilings
- West Colfax Visibility (31,389 VPD)
- Enterprise Zone
- 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



SLOAN'S LAKE



MARK GOODMAN, SIOR

mgoodman@goodmancommre.com
 W 720-440-6270



DREW GOODMAN, ACoM

dgoodman@goodmancommre.com
 W 720-440-6270

