



Ground Floor Retail Condo Opportunity

LIST PRICE: \$425,000

PROPERTY FEATURES

- Priced to sell, motivated seller
- This area of the West Colfax/Sloans Lake corridor has seen significant development in the last several years and is continuing to grow as a significant trade area of Denver
- Corner unit prominence, storefront glass, highly visible location on Colfax Avenue
- Includes outdoor space with open-air patio and Pergola
- Located within the highly desirable Sloan's Lake neighborhood
- Several successful retail operations driving demand and pedestrian traffic to this intersection, creating a node of demand
- Over 36,000 cars per day on West Colfax
- Attractive owner financial options available
- Stubbed for utilities
- Limited corner retail storefronts available with a storefront & outdoor patio

For more information, please contact:

PETER SENGLMANN

Vice President

303.962.9552

PSengelmann@PinnacleREA.com

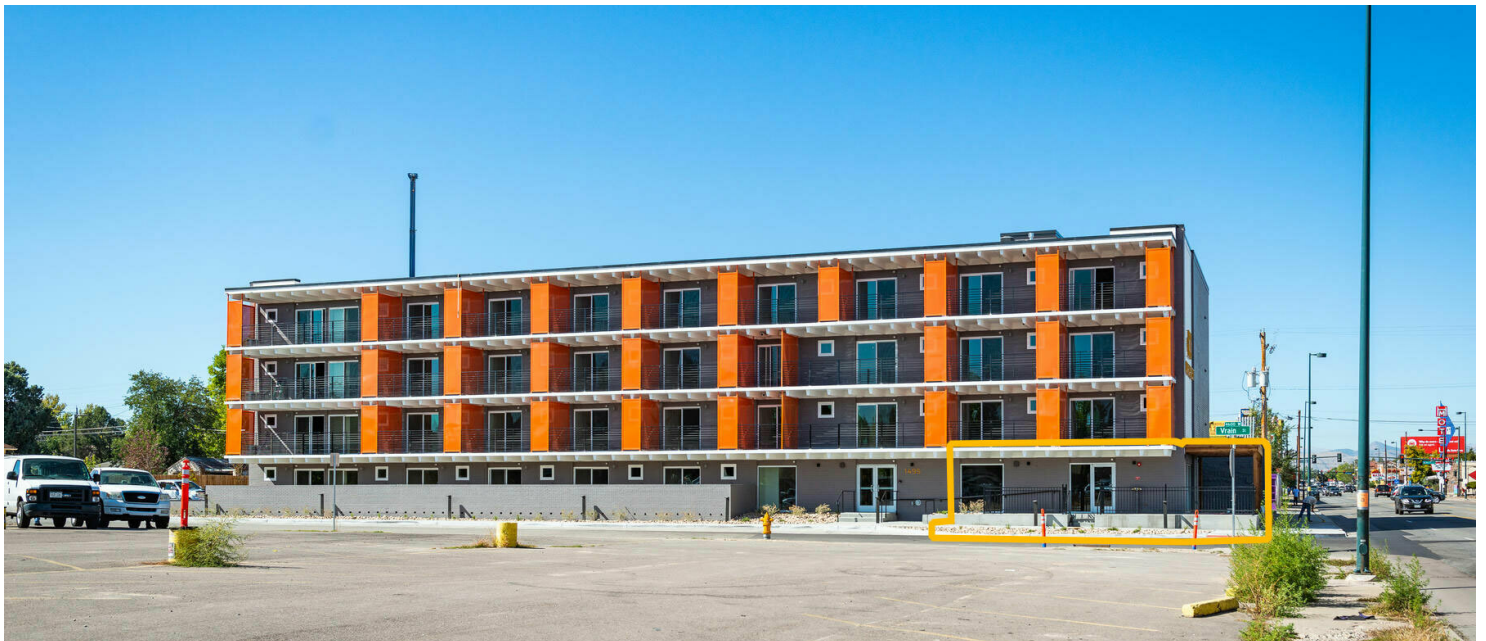
Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com

PROPERTY OVERVIEW

Current Leasable SF:	1,480 SF
Zoning:	U-MS-5
Taxes:	\$10,136.30
HOA Dues:	\$413/Month (est)



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