



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# Federal Blvd. Redevelopment or Owner/User Opportunity

47 & 75 N. Federal Blvd., Denver, CO 80219



## PROPERTY FEATURES

<b>Building:</b>	2,350± SF	<b>Zoning:</b>	E-MX-3
<b>Lot:</b>	17,756± SF	<b>Taxes:</b>	\$5,991.54
<b>YOC:</b>	1945	<b>Sale Price:</b>	\$1,100,000

A nice 2,350 sq. ft. brick building located at the SWC of N. Federal Blvd. and W 1st Avenue at a lighted intersection. There is a large, open paved lot that allows for redevelopment of the entire site or a great owner/user site that can use the existing retail building and the large lot.

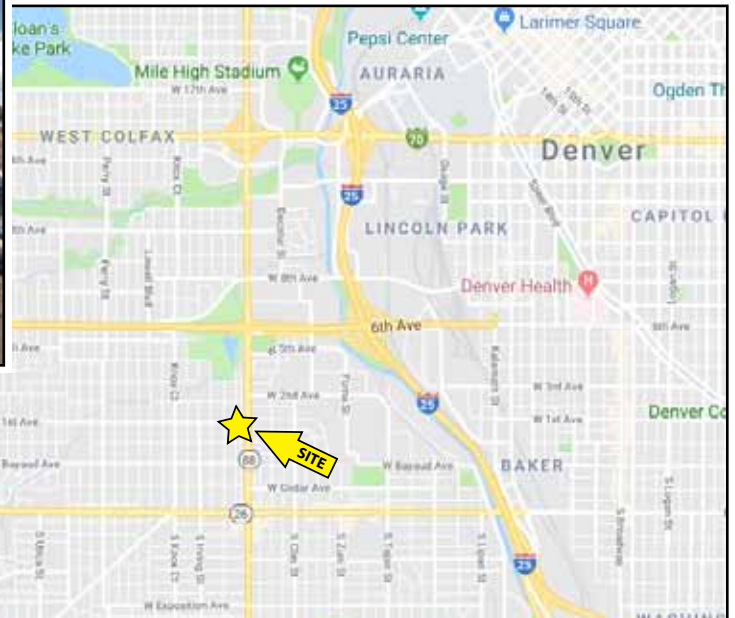
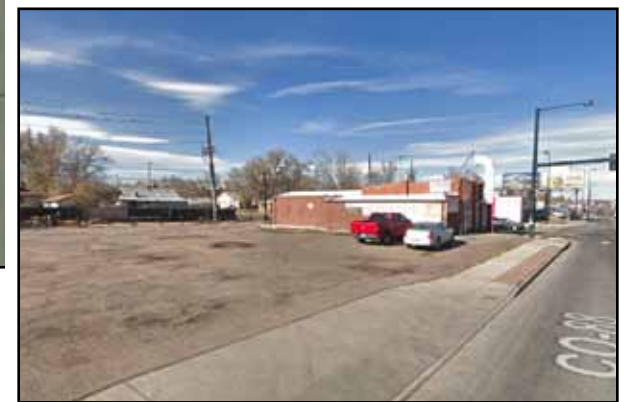


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**TRAFFIC COUNTS** (CoStar)

Federal Blvd @ W. 2nd Ave. - 40,000 vpd