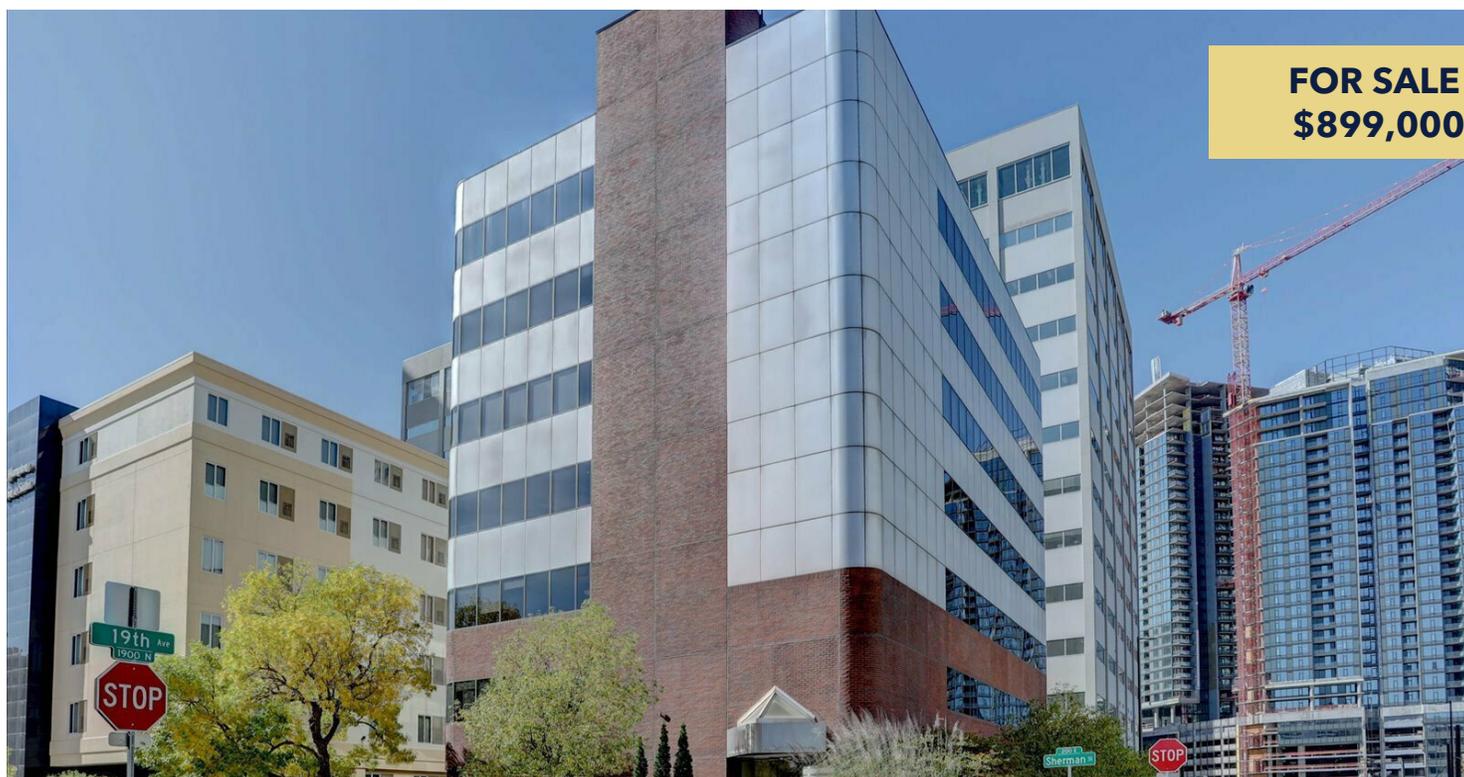


FOR SALE
\$899,000



140 E 19TH AVE STE 600

Denver, CO 80203



AVAILABILITY
FOR SALE



BUILDING SF
6,169 SF



PARKING
6 SPACES

PROPERTY HIGHLIGHTS

- Get instant equity in this updated 6,169 office condo
- Comes with 6 parking spaces under the building
- Wonderful location 2 blocks off of Broadway on E 19th
- Association dues are \$6,817.38/month



TAXES
\$30,267



YEAR BUILT
1982



ZONING
C-MX-16

PROPERTY DESCRIPTION

Introducing a new office condo at 140 E 19th Ave, Suite 600. This updated condo is 6,169 SF with 11 exterior offices, 4 interior offices, 4 separate bathrooms, 2 conference rooms, a sleek kitchen and more. The seller recently had an appraisal done on the property and the value came in at \$1,420,000 so a buyer can buy this unit with instant equity at our purchase price. With the building being 2 blocks from Broadway, you have the access to downtown with less traffic on 19th Ave. Reach out to the listing broker today for more information!

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



**MADISON
COMMERCIAL**
PROPERTIES

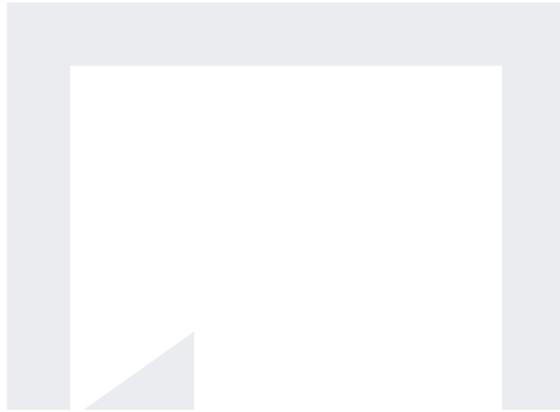
LOCATION MAP



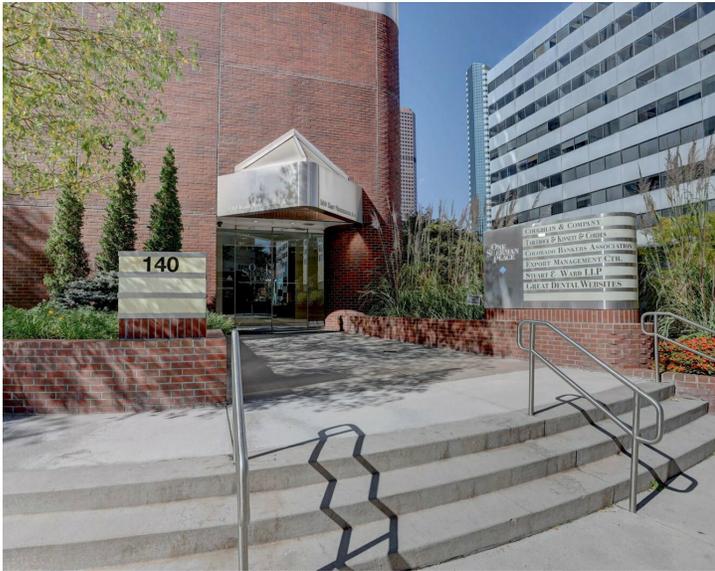
MATTHEW HARPER
720.239.2083
mharper@madisoncommercial.com



FLOOR PLANS



ADDITIONAL PHOTOS



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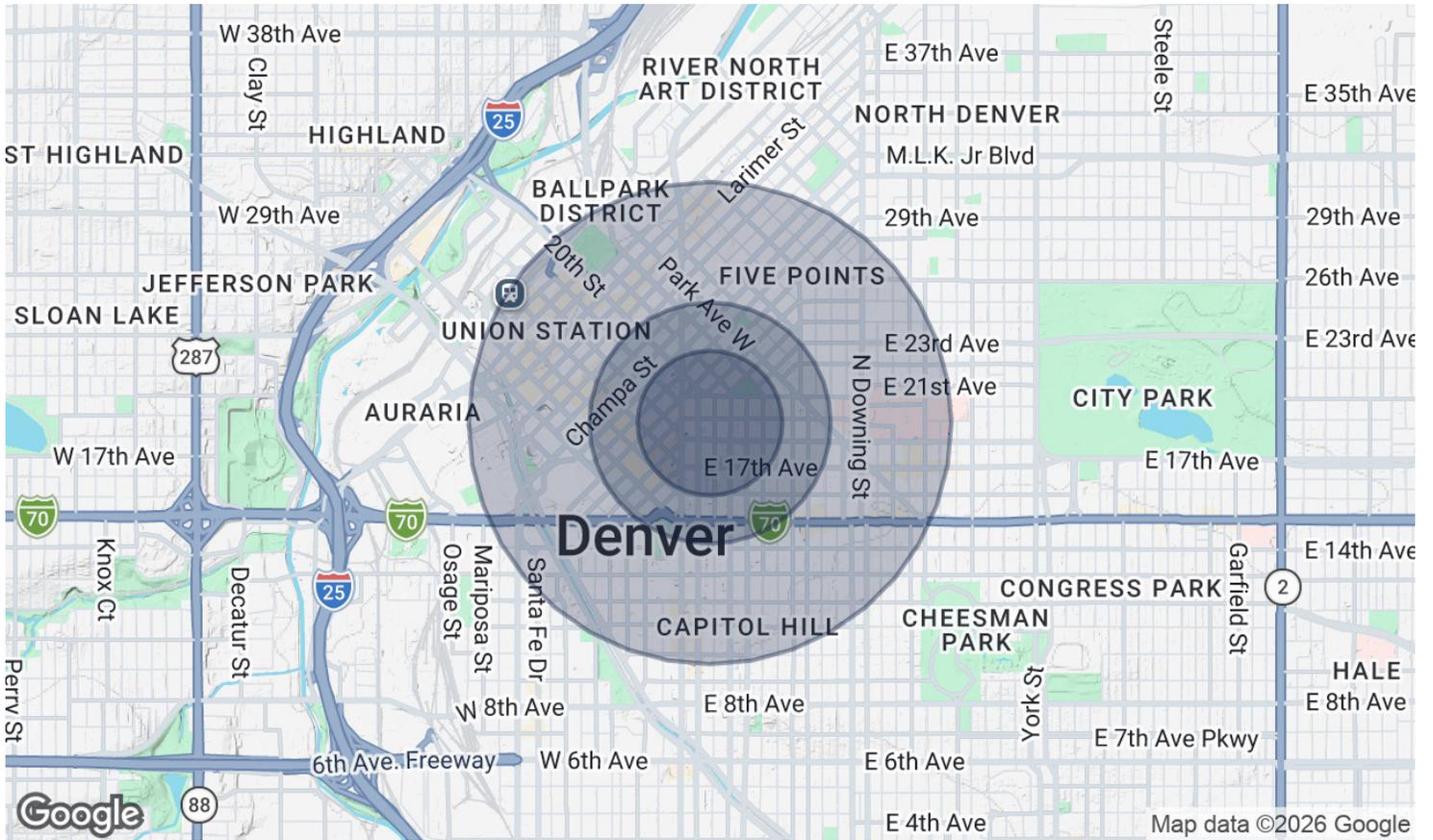
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,880	16,640	50,080
Average Age	38	38	38
Average Age (Male)	38	39	39
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,485	10,588	30,546
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$117,259	\$108,067	\$114,354
Average House Value	\$631,189	\$685,515	\$783,456

Demographics data derived from AlphaMap