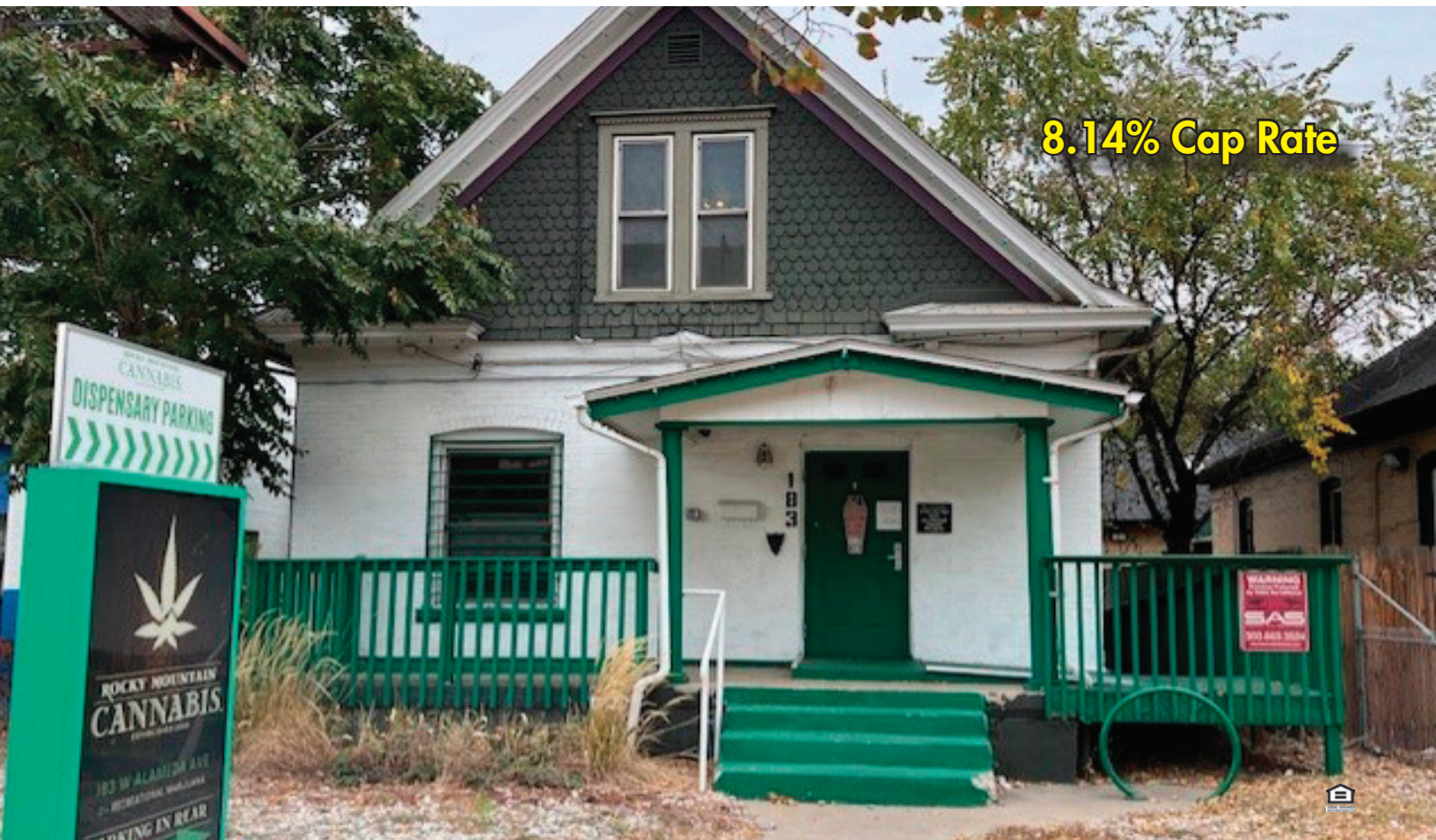


Retail Investment in Denver

183 W Alameda Ave, Denver, CO 80223



www.FullerRE.com



8.14% Cap Rate

PROPERTY INFORMATION

Building Size:	1,129± SF
Land Size:	0.10± AC (4,510± SF)
YOC:	1900
Taxes:	\$10,749.14 (2023 payable in 2024)
Zoning:	U-MS-3 (Cannabis, Office, Retail)
Parking:	6 Off-Street Spaces

INVESTMENT INFORMATION:

For Sale:	\$875,000
Retail Lease:	Steady Tenant - Cannabis Company w/ Strong Financials
NOI:	\$71,292
Cap Rate:	8.14%
Prominent Location:	One Block West of Alameda & Broadway

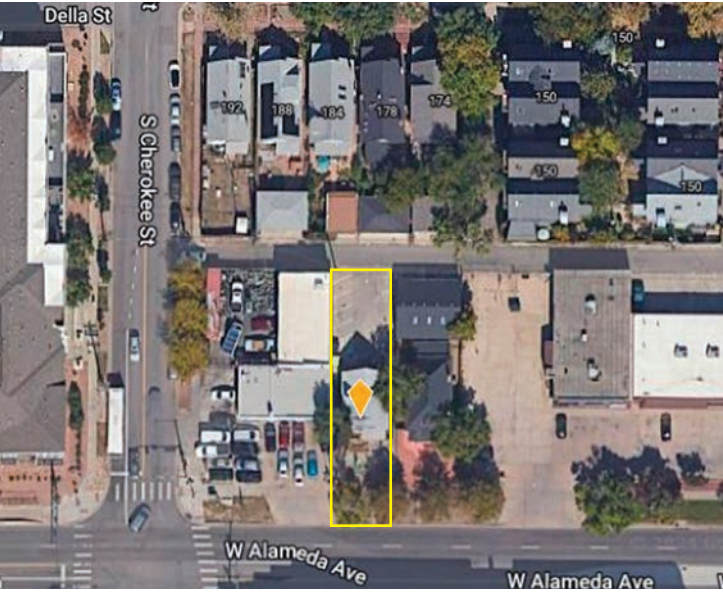
Located just one block west of Alameda Ave and Broadway Blvd, this retail property is a great investment opportunity. Built in 1900, this once residential building was converted into a retail store. This location has an abundance of traffic and offers quick access to Downtown via I-25. Property includes offstreet parking, two bathrooms, and tons of storage. Owner/User possibilities as well.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	24,501	221,625	544,845
Households	13,799	109,741	256,531
Med. HH Income	\$84,272	\$80,392	\$81,411
Median Age	35.60	36.10	36.50
Traffic	25,000 vpd - W Alameda Ave @ S Cherokee St		

