

# 1713

**E 35TH AVE**  
DENVER, CO 80205

**\$1,000,000**  
SALE PRICE

**\$22/SF NNN**  
LEASE RATE

**2,230 RSF**  
BLDG SIZE



**CREATIVE OFFICE OR RETAIL LIVE/WORK BUILDING**



**LOCATED ON THE BORDER  
OF COLE & RiNo  
NEIGHBORHOODS**

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# PROPERTY SUMMARY

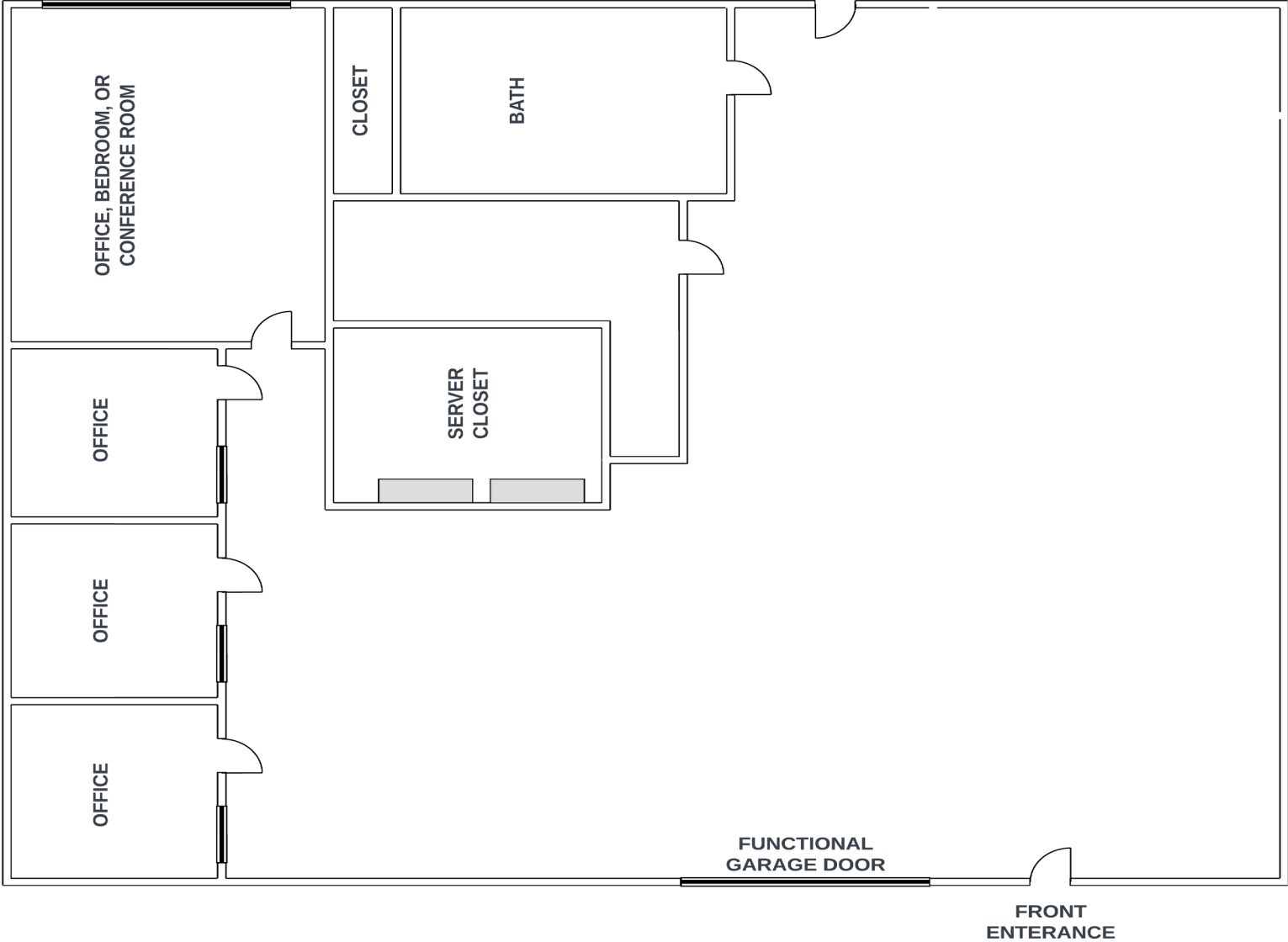
<b>Sale Price</b>	\$1,000,000
<b>Lease Rate</b>	\$4,088 + NNNs Per Month
<b>Building SF</b>	2,230 SF
<b>Land SF</b>	3,990 SF
<b>Parking</b>	Four (4) Surface Spaces
<b>YOC/Renovated</b>	1910/2021
<b>Taxes (2024)</b>	\$14,676
<b>Property Type</b>	Office, Retail, Live/Work
<b>Zoning</b>	U-MX-2X



## PROPERTY HIGHLIGHTS

- Ø Live/Work Components w/Full Kitchen, Bathroom, Bedroom
- Ø Remolded and Upgraded in 2021
- Ø Modern Finishes w/ Exposed Timber & Concrete
- Ø Walking Distance to RiNo Amenities (Retail, Restaurants, Bars)
- Ø Ample Parking or Outdoor Storage Area
- Ø Parking and/or Outdoor Fenced Storage Area

# FLOORPLAN



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



# INTERIOR PHOTOS



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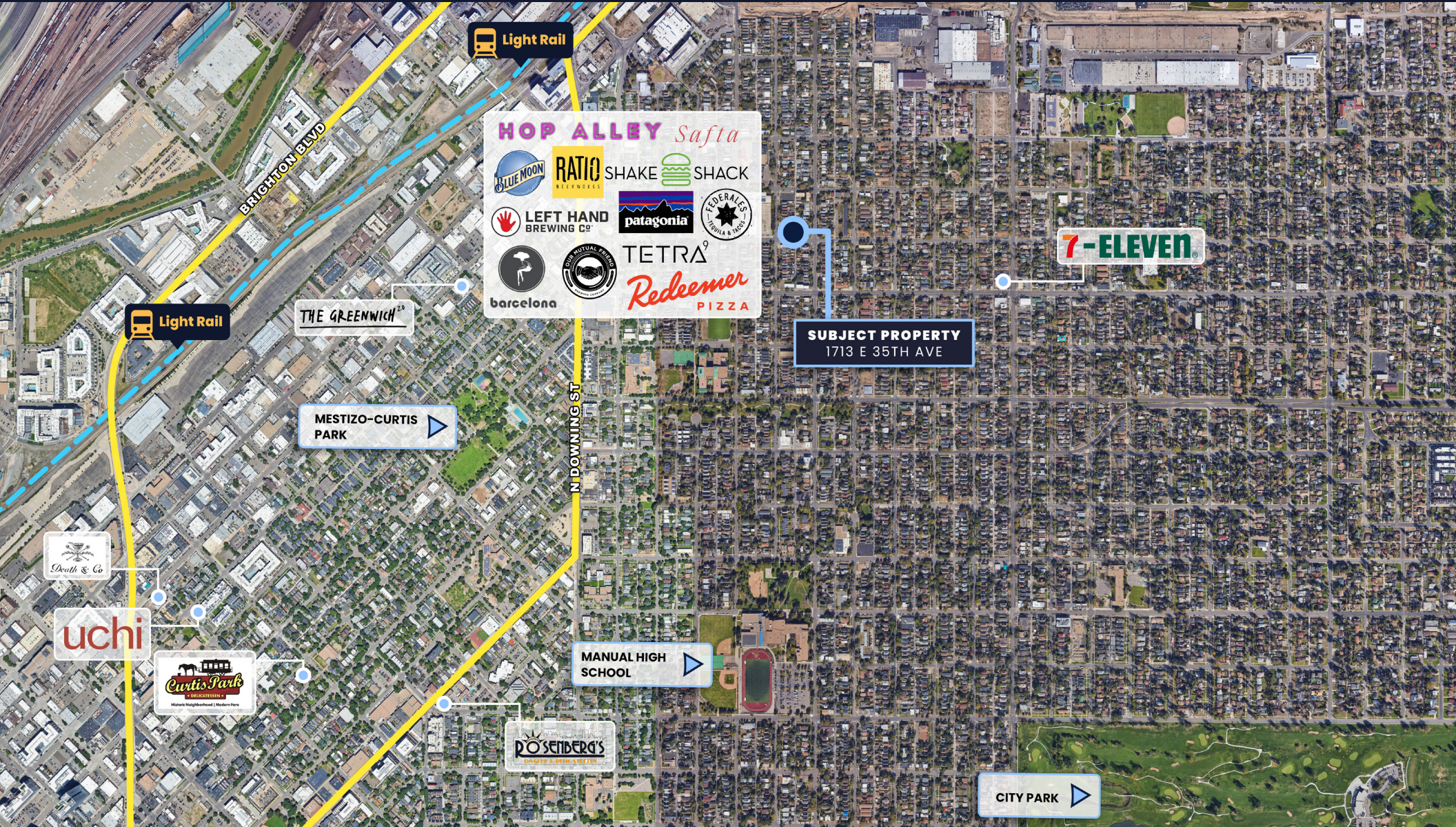
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**SUBJECT PROPERTY**  
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