

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Investment/Owner User Property

1400 & 1402 E. 64th Ave, Denver, CO 80229



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**FOR SALE: \$2,250,000**

**Building:** 10,502± SF\* Combined

**Lot Size:** .86± AC

**YOC:** 1962/1983/1990

**#Parcels:** Two (2) - #0182511201021  
#0182511201020

**Zoning:** I-2, Adams County

**#Structures:** Five (5)

2 - Residential  
3 - Warehouse/Storage/Service

**Structure Type:** Industrial / Residential

**Water/Sewer:** North Washington - Water Tap 3/4" (2)

**Ditch:** United Water

**Gas/Electric:** Xcel Energy

*\*Square footage is estimated and subject to change.*

Also available for purchase: Parcel #0182511201019

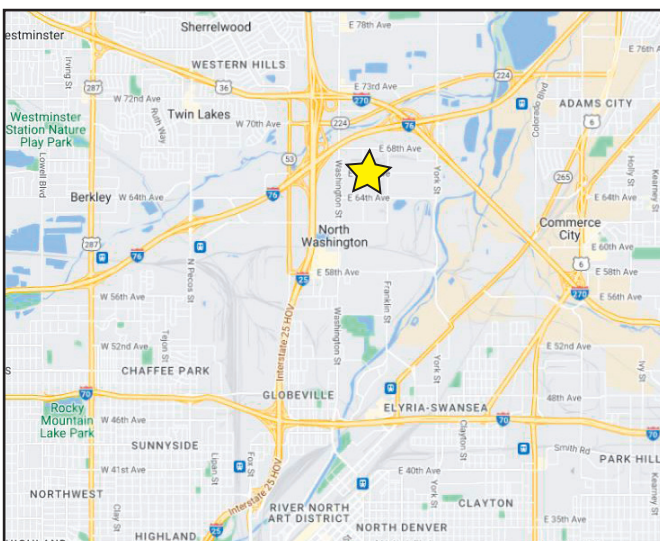
**Fuller Real Estate**  
(303) 534-4822

**Brokerage  
Disclosure**

**Mike Haley**  
(720) 287-5408 direct  
(720) 309-3413 mobile  
MHaley@FullerRE.com

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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	271	69,726	350,436
Households	113	22,690	141,613
Median HH Income	\$44,642	\$64,746	\$73,217
Median Age	40.00	34.10	35.80
Traffic (2022)	2,177 vpd - E. 64th Ave @ Franklin St		