

1201 W CUSTER PL

1201 W Custer Pl, Denver, CO 80223



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for culinary entrepreneurs and foodservice businesses in Denver. A USDA food processing facility. Full commercial kitchen equipped with brand-new built-in walk-in 8,000 cubic feet freezer, walk-in cooler, type A and B hood systems, 1,000-gallon grease trap, ready to elevate culinary ventures to new heights! This commercial kitchen-food production facility is now available for you to customize to your style, boasting a range of brand-new, state-of-the-art features including but not limit to newer roof, newer RTU units, floor drains (12), new 1" waterline and sewer lines that will set you up for success from day one. Co-listed with Diane Tran, owner-seller and Broker Owner Forza Realty LLC Cell 303-667-1423. diane@forzarealtyonline.com

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	0.29 Acres
Building Size:	8,432 SF
Year of Construction	1973-renovated 2023
Zoning	1-MX-3
Property Tax	\$30,578 - 2022
Parking Spaces	9
Roll Up Doors	Two 10'x10' (new) and 10'x8'
HVAC	Three units - Two new 5 ton
Power	800 amps on main panel
Offices	4 plus break room



DANCHEN ASTLE

Principal/Broker
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ALG COMMERCIAL

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PROPERTY HIGHLIGHTS

- 2018 Roof - with warranty through 2038
- New Hoods - Type A and Type B
- New Grease Trap - 1,000 Gallon
- New Water Line 1"
- New sewer lines
- New Freezer - 49'x24'x10' - 8000 cubic feet
- Cooler 17'x10'x8
- Located just west of I-25 and South Alameda
- Near Shamrock Foods and Costco



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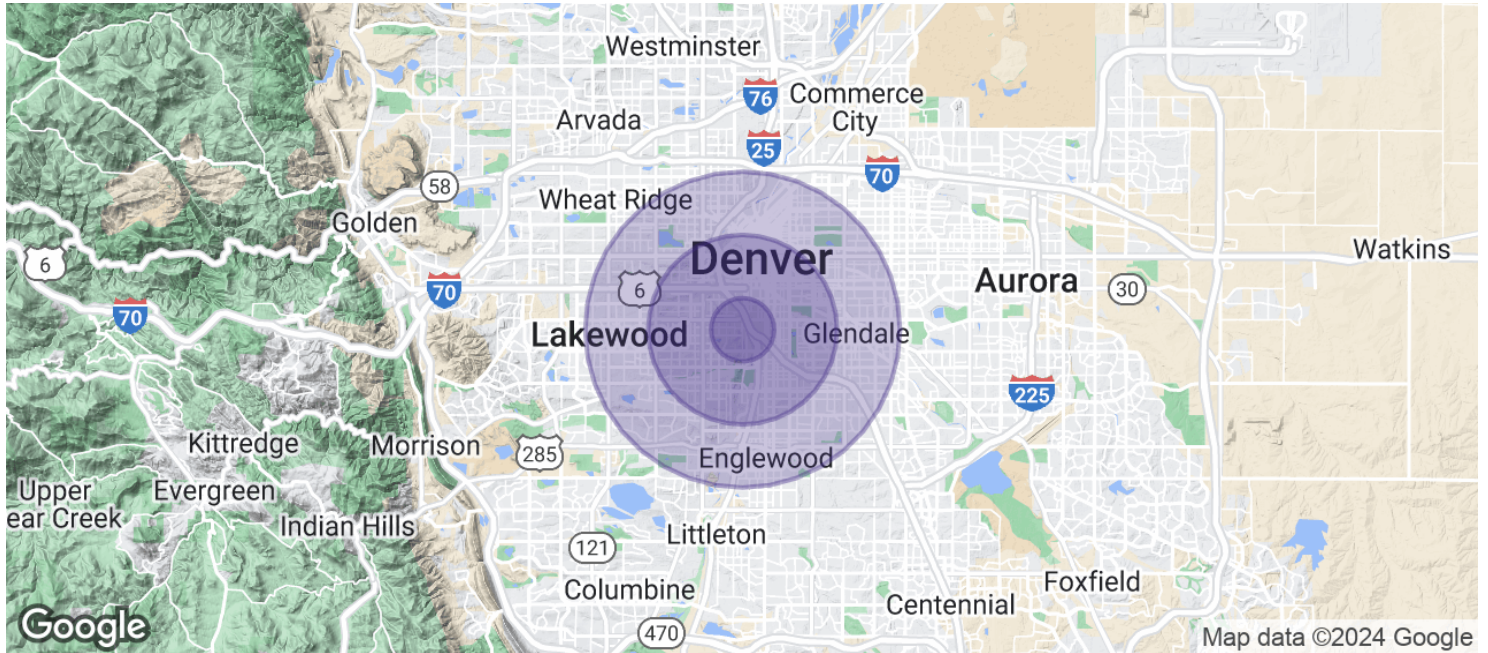
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	15,792	210,377	531,389
Average Age	34.8	35.1	36.2
Average Age (Male)	34.9	35.5	36.0
Average Age (Female)	35.3	35.1	36.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,562	94,176	244,512
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$74,743	\$95,009	\$97,472
Average House Value	\$352,332	\$417,759	\$439,297

2020 American Community Survey (ACS)



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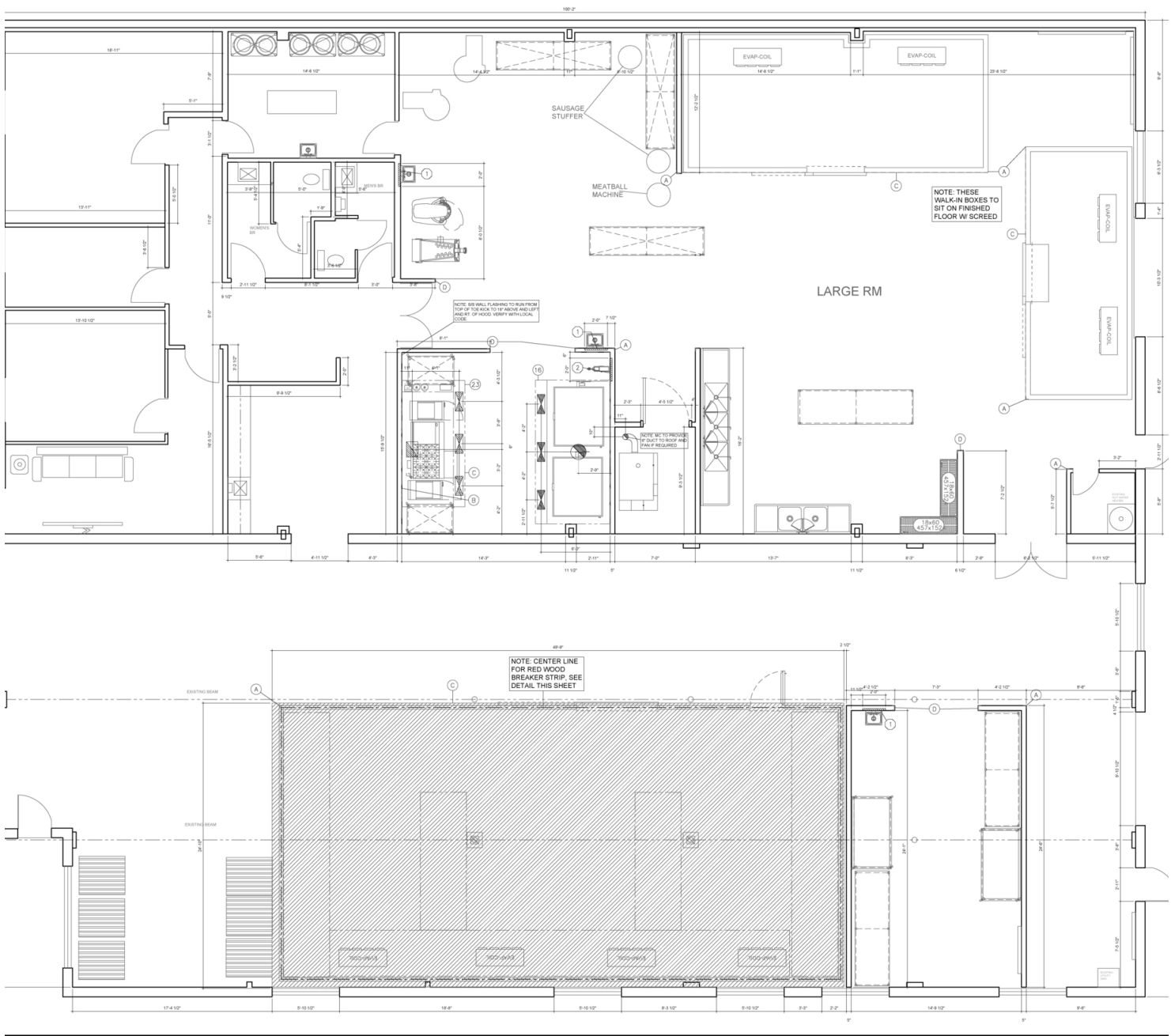
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