



## 4930 W Colfax Ave

4930 W Colfax Ave, Denver, CO 80204



### Raymond Evans

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## 4930 W Colfax Ave

\$2,500,000

Excellent location on large corner lot on central West Colfax Corridor.... Ready for re-development of Existing Building or...

you may build to suit...Zoning is U-MS-5, which is a big plus with all the newer building activities on this West Colfax Main street.

I will be getting up additional photos and data from the Denver Zoning department within a few days...

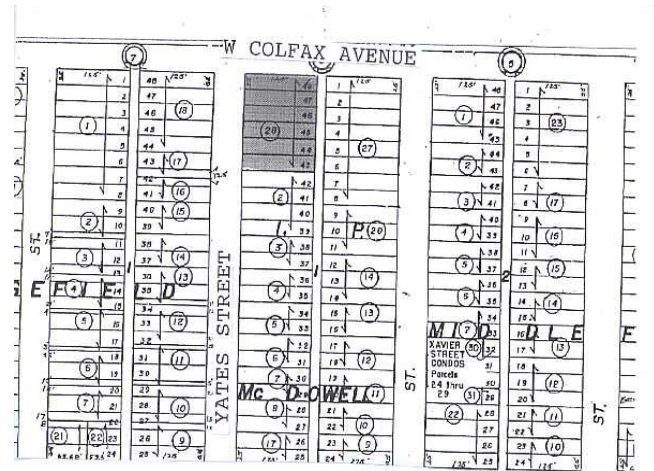
Drive through Restaurants are hot now ( none in the area) as well as 4-5 Story General Commercial Buildings that are 'Popping'

up in this area on a weekly basis... This is definitely in the midst of The Opportunity Zone of the Gentrification area of

the "Old-"Wild West-Colfax" of the 1950-1980's Era. Known in the Early last Century as the Golden Road, Early Europeans migrating here for the Gold fields..

From Denver to Golden...Bars restaurants and Motels sprung up:: The Shuffle Inn , Eddie Bohn's Pig and Whistle Rest/Motel, Bar-X Motel, Lake Steam Baths and many colorful other stops on the Golden Road.

Now being ReBuilt, Many an Opportunity at 4930 West... with this Zoning to...



Price:	\$2,500,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.43 AC
Gross Leasable Area:	3,274 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1931
Tenancy:	Single
Parking Ratio:	9.16/1,000 SF
Zoning Description:	B-4, Denver
APN / Parcel ID:	5062-06-028
Walk Score ®:	82 (Very Walkable)



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