



JUST LISTED

8800 EAST COLFAX AVENUE

DENVER, CO 80220

Marcus & Millichap
THE KRAMER GROUP

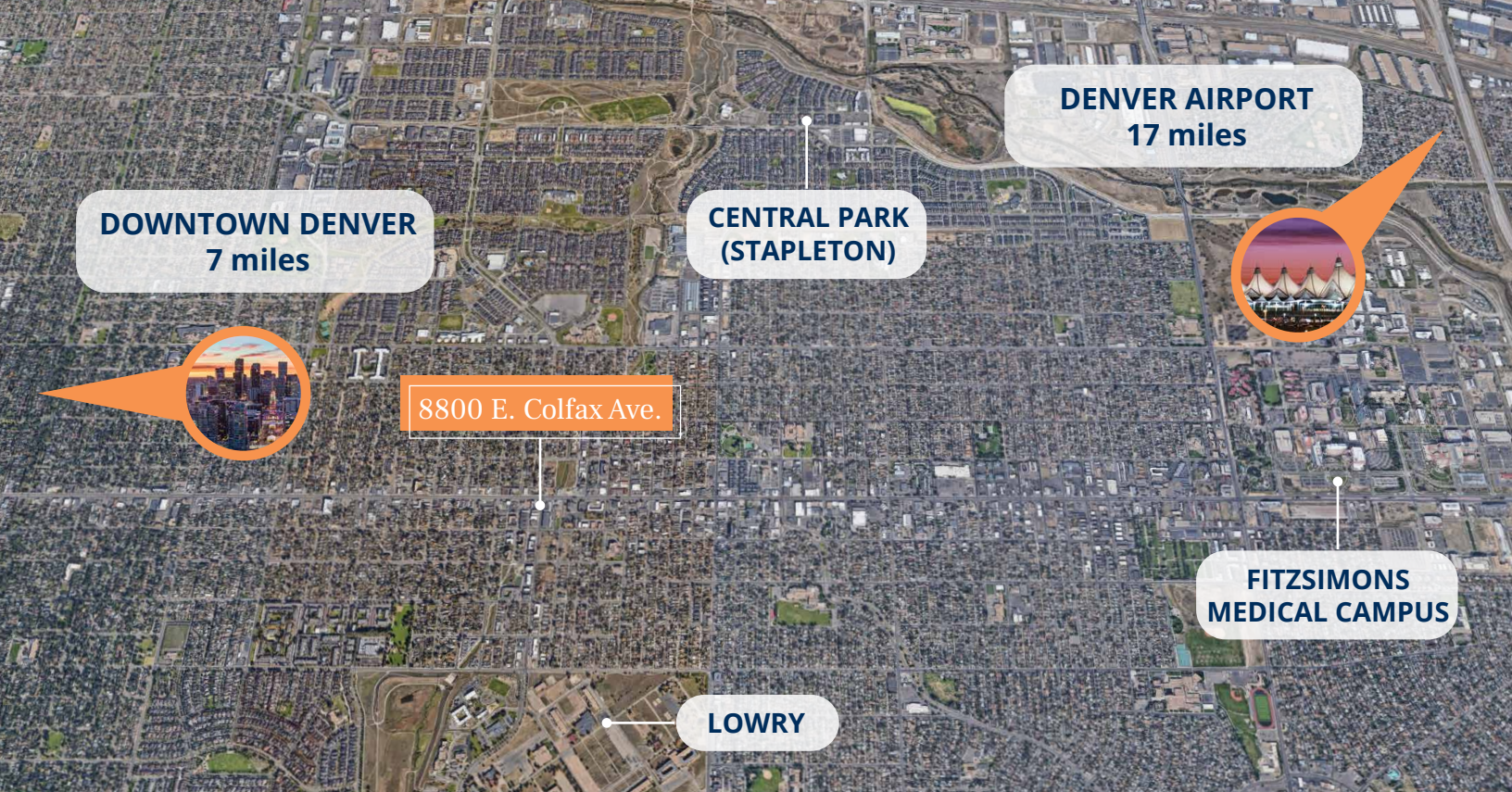
LIST PRICE: \$895,000

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing of 8800 E. Colfax Avenue, Denver, CO 80220, a 1,785 SF retail building built in 1976 and situated on 0.4 Acres. The property is a great owner/user opportunity or a great development site located at the intersection of Colfax and Yosemite, between the Central Park and Lowry neighborhoods and near the Fitzsimmons Medical Campus and VA Hospital. The property is zoned E-MS-5, which allows for a multitude of development opportunities on one of the major Denver corridors. The property is also located in both an Opportunity Zone Enterprise Zone, giving business owners, investors and developers a lot of incentives.

- Corner Location on Colfax, w/ Excellent Ingress/Egress
- Located in Opportunity Zone and Enterprise Zone
- Zoned E-MS-5, Denver
- Drive-Thru Possible
- 1,785 SF on 0.4 Acres of Fenced Parking/Yard



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