

# LODO DENVER

## RETAIL CONDO FOR SALE

1720 WAZEE STREET, UNIT 1C

### \$845,000

Commercial Condominium Opportunity in The Titanium Building a Mixed Use Retail and Residential Building prominently located near Union Station, The Dairy Block and McGregor Square in Lower Downtown, Denver.



#### PROPERTY DETAILS

- Retail Suite C: Approximately 1,642 S.F.
- Building: 6 Floors: Approximately 49,000 S.F.
- Construction: Brick, High Ceilings: Excellent Store Front
- Zoning: D-DL
- Open Floor Plan, 2 Bathrooms, Break Room, Washer and Dryer
- One Parking Space in Covered Garage (Second space is available under a separate transaction.)
- Taxes: \$14,197.25
- HOA Fee: \$985. Per Month est.
- Water: Denver
- XCEL: 120/208V 3 Phase, 4W
- Fire Suppression throughout
- Also Available For Lease: \$30.NNN



Marcia Mueller 303.455.0711 | [mmueller@westbrookrty.com](mailto:mmueller@westbrookrty.com)  
2111 W. 29th Ave., Denver, CO 80211

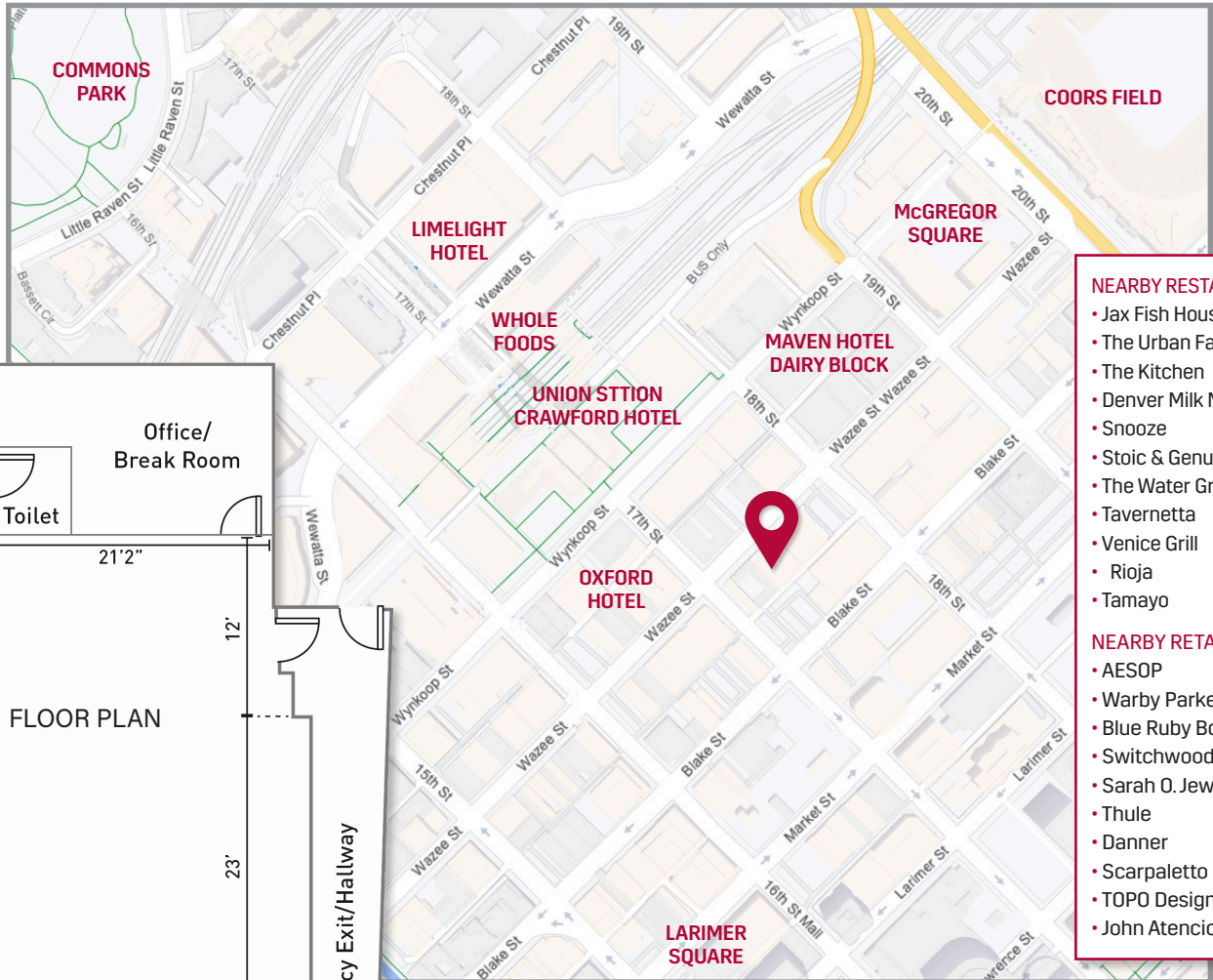
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Westbrook Realty, Inc. is agent of the Seller.

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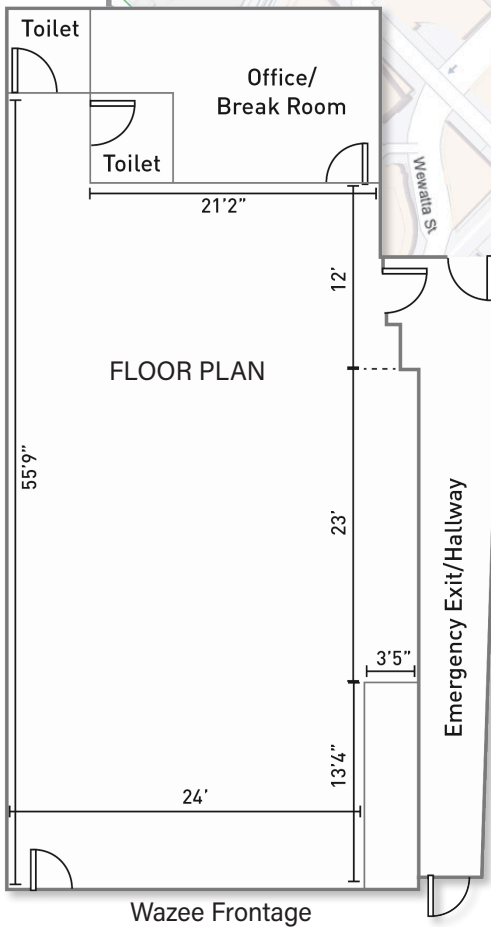


#### NEARBY RESTAURANTS:

- Jax Fish House
- The Urban Farmer
- The Kitchen
- Denver Milk Market
- Snooze
- Stoic & Genuine
- The Water Grill
- Tavernetta
- Venice Grill
- Rioja
- Tamayo

#### NEARBY RETAILERS:

- AESOP
- Warby Parker
- Blue Ruby Boutique
- Switchwood
- Sarah O. Jewelry
- Thule
- Danner
- Scarpaletto
- TOPO Design
- John Atencio



Tenant will vacate by January 1, 2025  
Please Do Not Disturb.  
All Showings must be accompanied by Broker.  
Restaurants not allowed.



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