



PRICE: \$645,000

LOT SIZE: 4,792 SF BUILDING: 2,208 SF **AUTOMOTIVE REPAIR SHOP**

233 3RD AVE
DENVER, CO 80202

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This is a rare opportunity to purchase a versatile retail building in Idaho Springs with C-1 zoning, offering a wide range of potential uses. The flexible zoning allows for automotive repair and service, making it an ideal location for a Subaru, Jeep, or Toyota specialist—a service in high demand throughout the mountain region. The property features three bays and an office, perfectly suited for a small business or live/work setup, as the zoning also permits an Accessory Dwelling Unit (ADU). 100% SBA 7(a) financing available for qualified buyers. Contact the broker for additional information.

Demographics >

	1 mile	3 miles
Population	1,115	1,924
Households	533	923
Median Age	45.40	46.50
Median HH Income	\$69,318	\$67,389
Daytime Employees	830	1,764
Population Growth '24 - '29	▼ -3.95%	▼ -2.81%
Household Growth '24 - '29	▼ -3.94%	▼ -2.71%

OFFERING SUMMARY

Sale Price:	\$645,000
Lot Size:	2,208 SF
Building Size:	2,208 SF

Traffic >

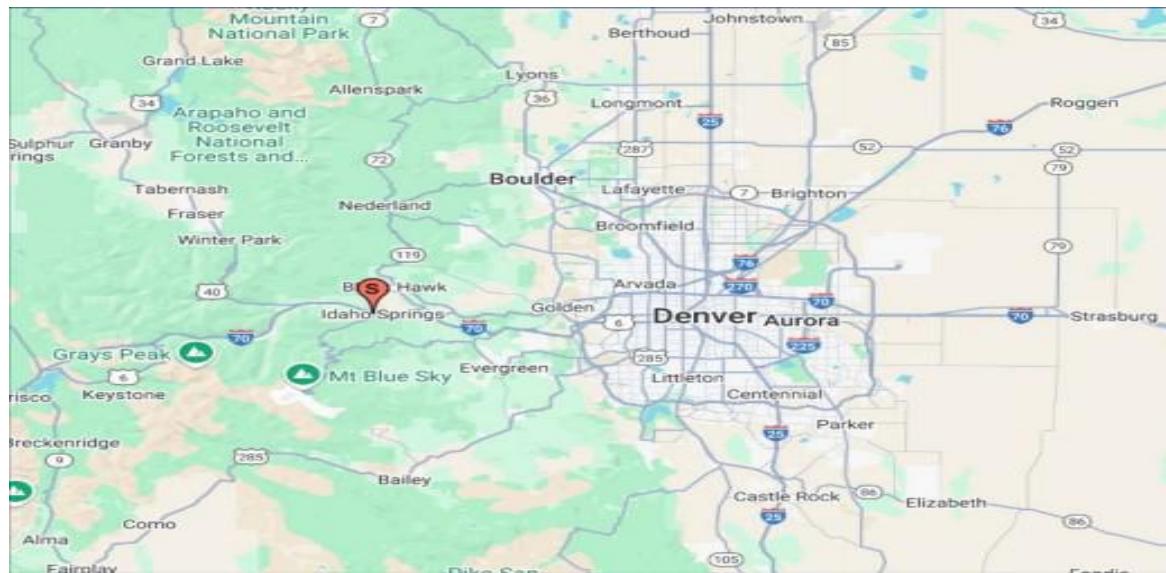
Collection Street	Cross Street	Traffic Vol Last Mea...	Distance	
3rd Ave	Miner St W	117	2025	0.05 mi
Colorado Blvd	1st Ave W	1,807	2025	0.09 mi
Colorado Boulevard	10th Ave W	2,290	2022	0.12 mi
Stanley Rd	Colorado Blvd NE	1,947	2024	0.18 mi
Stanley Road	Colorado Blvd NE	1,936	2025	0.19 mi
070K	Stanley Rd SE	1,781	2023	0.25 mi
Colorado Boulevard	Stanley Rd SE	1,779	2025	0.25 mi
I 70	Turkey Gulch Rd W	47,091	2025	0.26 mi
I 70 Business	I- 70 SE	570	2025	0.28 mi
I-70	Chicago Creek Rd E	43,836	2025	0.29 mi

PROPERTY DESCRIPTION

SBC™

LOCATION DESCRIPTION

- Prime location next to I-70
- Density rich
- Low saturation of auto repair



PROPERTY DESCRIPTION

- 3 Bays
- Zoned for a variety of uses
- Live/Work component
- Recently remodeled
- C-1 Zoning
- 2024 Taxes \$5,848.72



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