



FOR SALE - CORNER LOT!

2 Property Campus - 3,000 SF

1594-1598 West Alameda Avenue | Denver, CO 80223

PRICE REDUCED!



S TEJON ST

W ALAMEDA AVE

2 Houses With 2 Garages And Storage Lot In Rear - Perfect Live Work Property!

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UNIQUE PROPERTIES

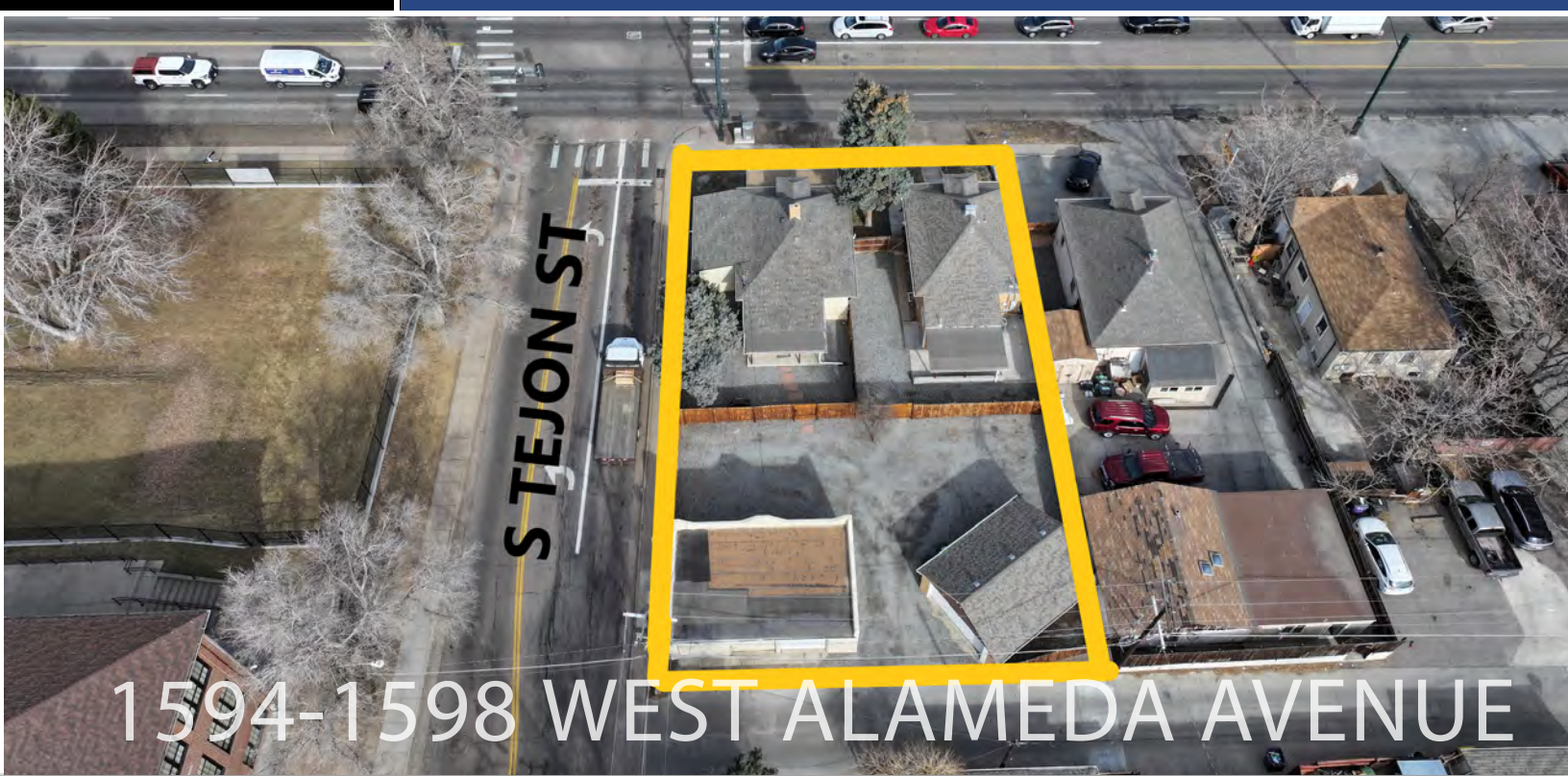
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OFFERING SUMMARY

	<u>\$849,000</u>
Sale Price:	\$895,000
Total Building Size:	~3,000 SF Including Garages & Basement
Lot Size:	0.22 Acres
Zoning:	E-MX-3A
City/County:	Denver/Denver
Taxes:	\$3,527.56

PROPERTY OVERVIEW

Two-building campus located on the hard corner of W Alameda Ave and S Tejon St — exposure & access doesn't get better than this! Both buildings feature recent upgrades including new electrical service, paint, and flooring. Garage space is ideal for storage or small warehousing, with additional yard space in the rear for outdoor storage. Flexible zoning allows for a variety of uses including auto dealership, auto repair, retail, service, and live work!

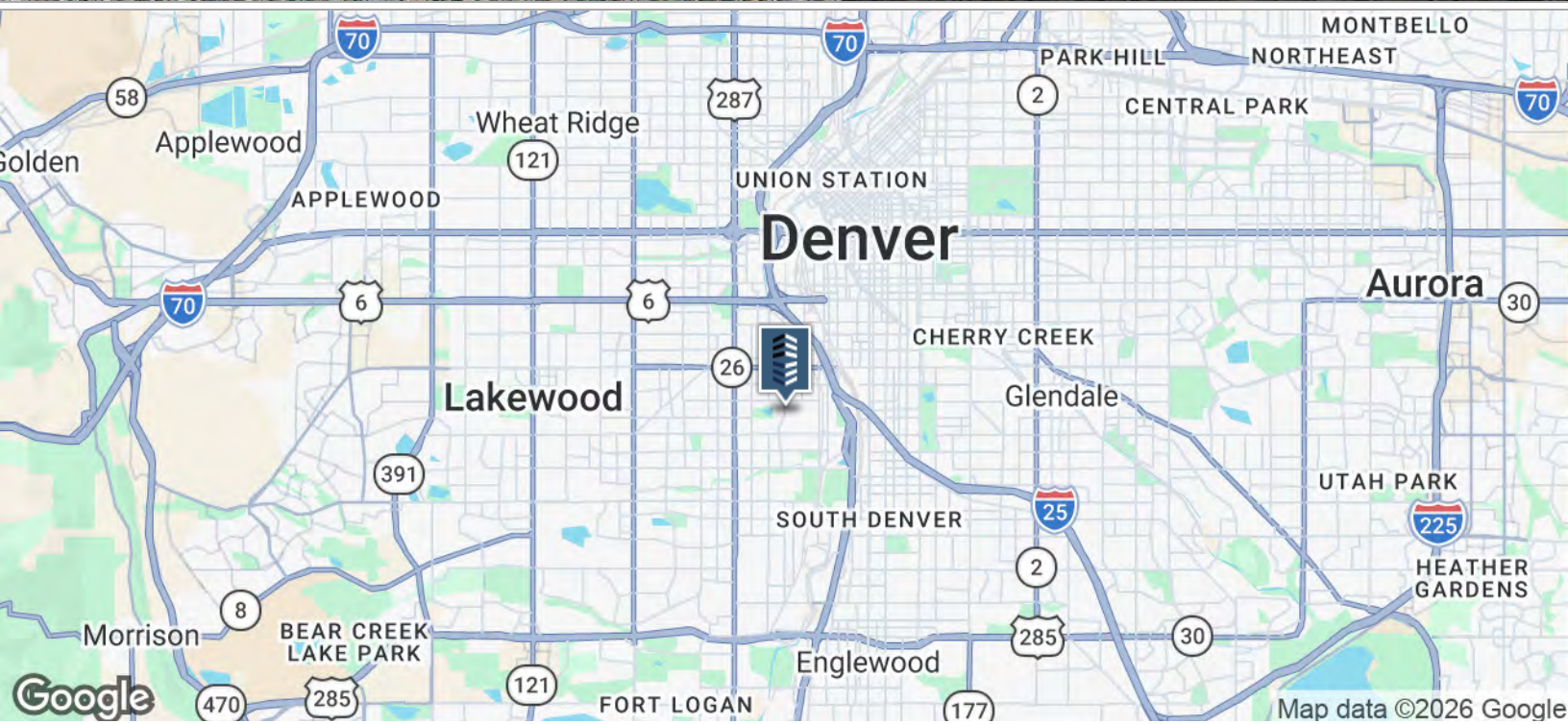
PROPERTY HIGHLIGHTS

- Newly Upgraded Houses
- 2 Garages in Rear - 220V Power
- Additional Storage Area in Rear
- New Fencing
- New Sewer line at 1594 W Alameda (Eastern Bldg)
- New Electric Service at 1594 W Alameda (Eastern Bldg)
- New Furnace and Water Heater in 1598 W Alameda (Western Bldg)
- Allowed uses include - Auto Repair, Auto Sales, Medical/ or Vet Clinic, Retail,









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