

FOR SALE
REDUCED \$125,000
NOW \$975,000

FOR A VIRTUAL TOUR OF THE PROPERTY CLICK HERE

572 N INCA ST

Denver, CO 80204

PROPERTY HIGHLIGHTS

- Existing Cash Flow
- Excellent Traffic visibility
- Excellent Walkability
- Modern Design
- Flexibly delivery of space
- Turnkey Salon Space



BUILDING SF

2,725 SF



LEASE TERM

**1.5 YEARS /
NEGOTIABLE**



PARKING

4 SPACES



TAXES

**\$16,093.04
USD**



YEAR BUILT

2008



ZONING

R-MU-30

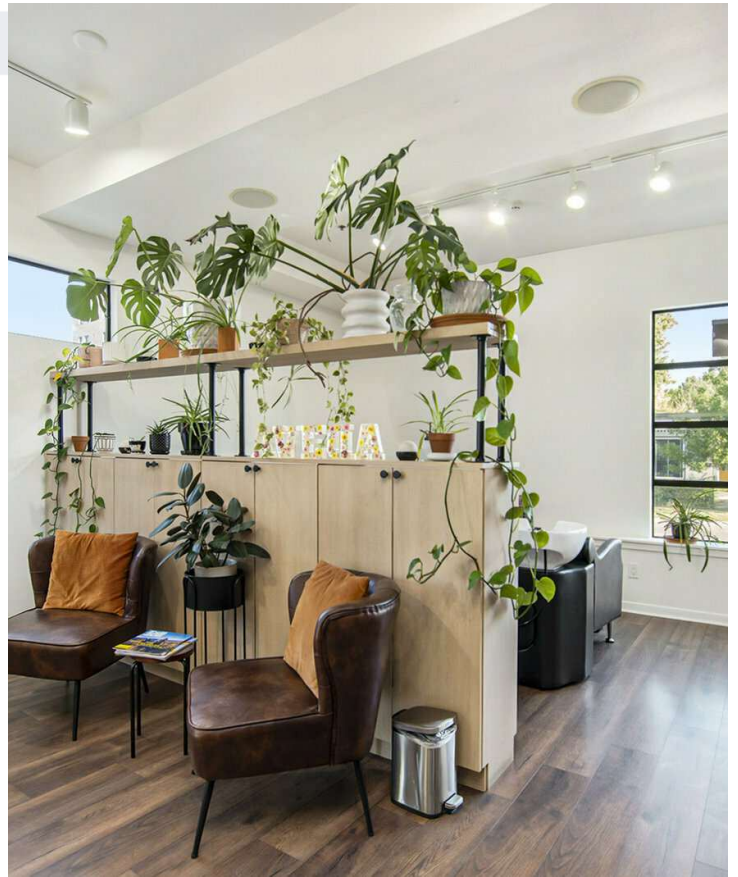
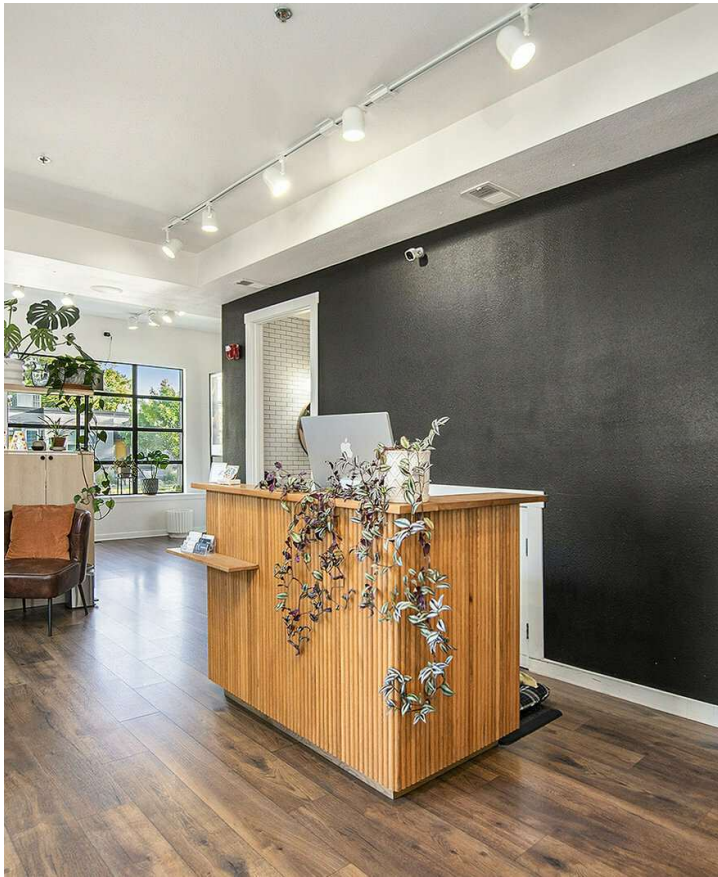
PROPERTY DESCRIPTION

This property consists of two seamlessly integrated units currently leased to a thriving salon with high-end finishes and ample office and workspace. The salon has operated successfully for years, boasting a loyal clientele and providing steady income potential for investors. The units are permanently combined into a single, spacious business space, making it an ideal opportunity for those seeking a turnkey investment with immediate cash flow. There is flexibility in the acquisition process to suit potential buyers. Contact the listing agent for more details on this exceptional investment opportunity.

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ADDITIONAL PHOTOS



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FLOOR PLANS



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LOCATION MAP



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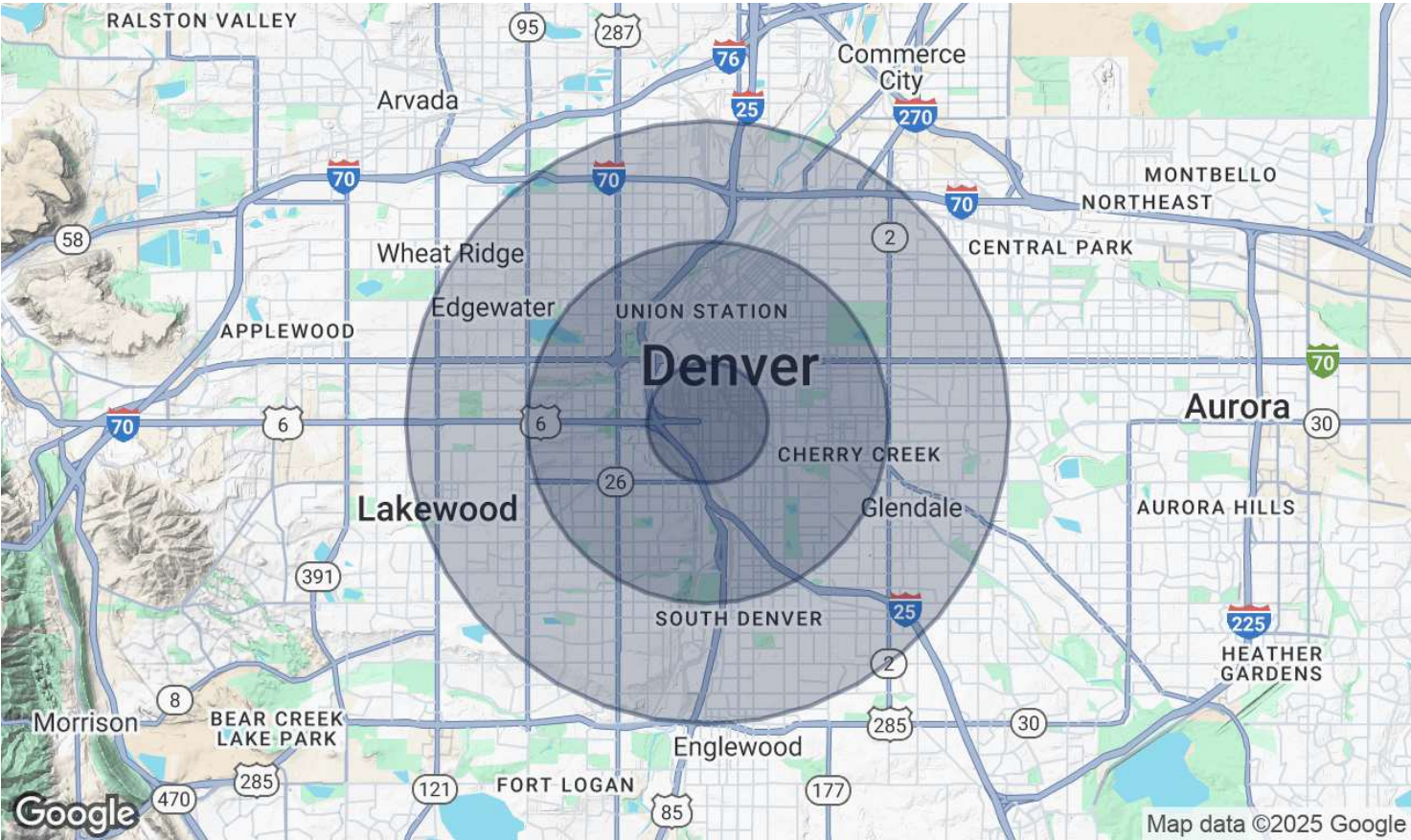
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,126	247,292	550,808
Average Age	37	38	38
Average Age (Male)	38	38	38
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,553	128,245	259,101
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$111,557	\$125,281	\$126,101
Average House Value	\$768,144	\$813,531	\$787,136

Demographics data derived from AlphaMap