



## 3000 S Broadway

3000 S Broadway, Englewood, CO 80113



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# 3000 S Broadway

\$1,250,000

Prime Commercial Investment – Historic Broadway Brick Property

Position your portfolio in the heart of one of the city's most dynamic commercial corridors. This historic brick building on Broadway offers unmatched visibility, steady traffic exposure, and proximity to key amenities—an exceptional opportunity for investors or business operators seeking both income stability and long-term appreciation.

## Property Overview

A rare blend of historic charm and modern functionality, this adaptable commercial space currently operates as a successful auto repair facility but is ideally suited for a variety of business uses.

## Property Highlights

Building...

- Historical Architecture
- Heavy Street Traffic
- Central Location



Price: \$1,250,000

Property Type: Retail

Property Subtype: Auto Repair

Building Class: B

Sale Type: Owner User

Lot Size: 0.14 AC

Gross Building Area: 2,800 SF

Sale Conditions: 1031 Exchange

No. Stories: 1

Year Built: 1930

Tenancy: Single

Parking Ratio: 5.36/1,000 SF

Clear Ceiling Height: 14 FT

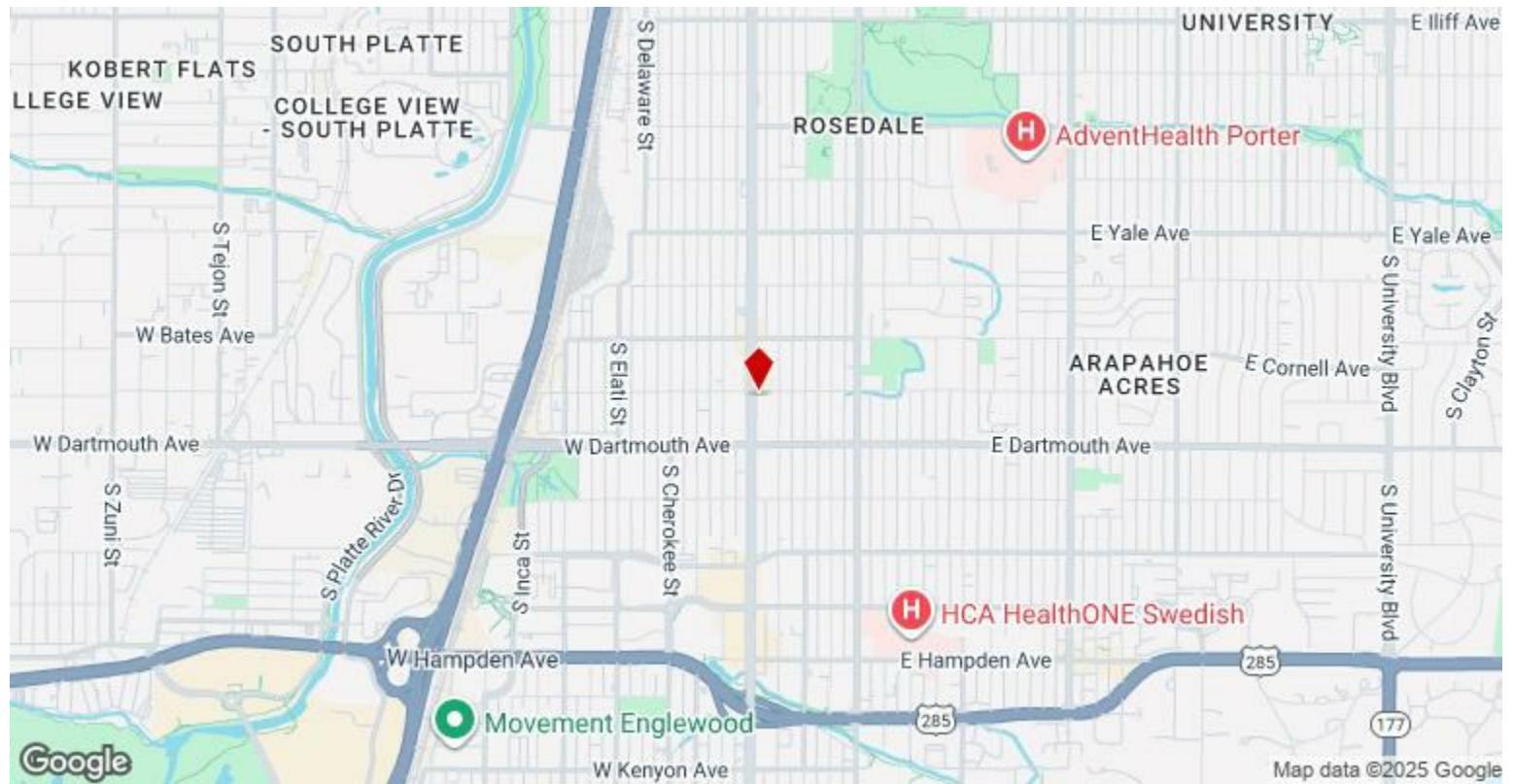
Zoning Description: MU-B-2

APN / Parcel ID: 1971-34-1-12-001

## Major Tenant Information

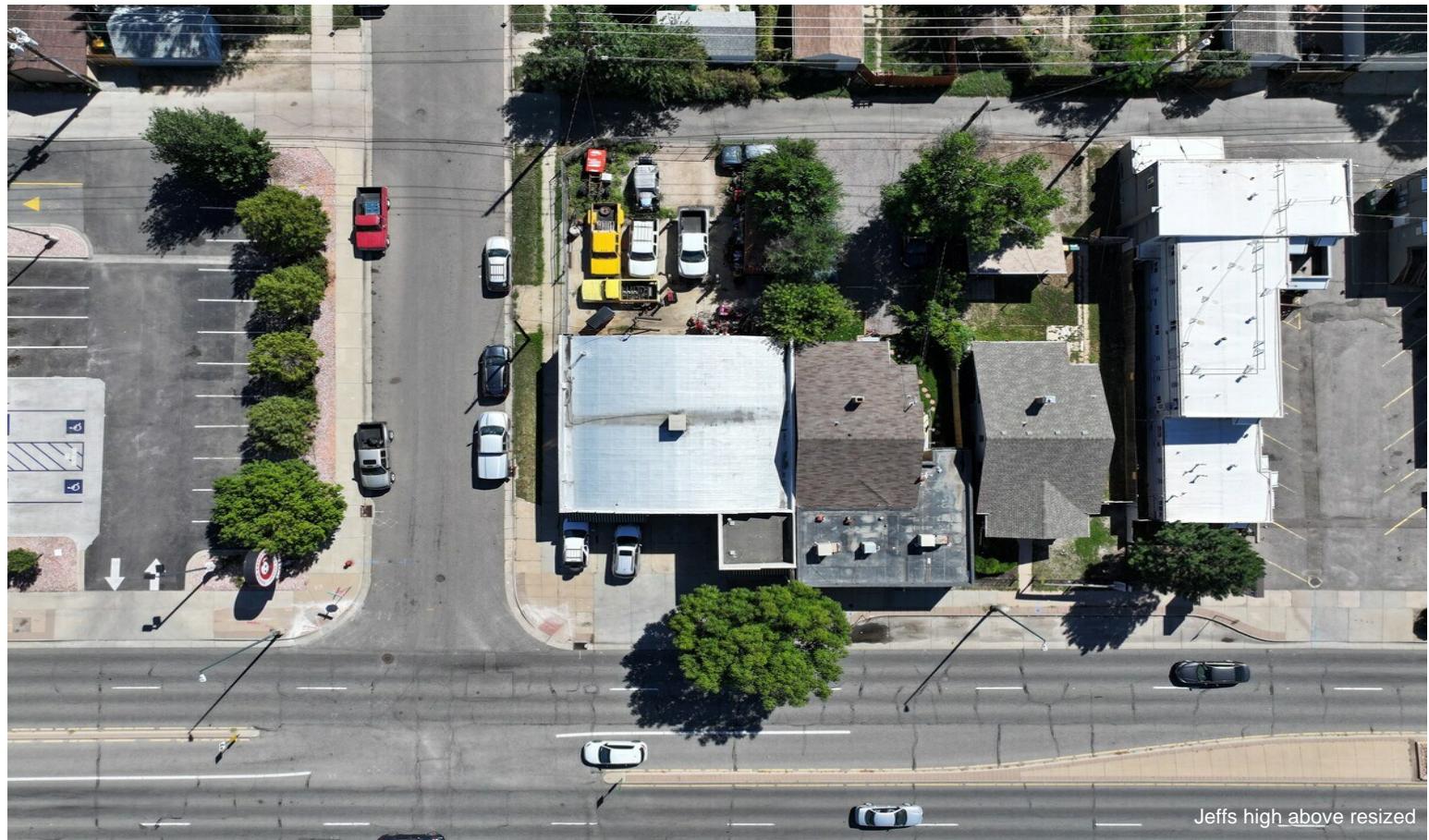
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Tenant	SF Occupied	Lease Expired
Jeffs Automotive	-	



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# Property Photos



Jeffs high above resized



Jeffs rear above resized

# Property Photos



Office



Inside Shop