

FOR SALE OR LEASE

4,202 SF RETAIL/OFFICE SPACE



MALMAN
REAL ESTATE



2574 S BROADWAY, DENVER, CO 80210

Property Highlights

- » Excellent visibility and signage on Broadway for an owner user
- » Reserved parking in rear
- » Available for a variety of commercial uses including retail and office
- » High visibility on South Broadway with many amenities nearby
- » Close proximity to Harvard Gulch neighborhood and Porter Hospital

Property Details

Availability	1,000 - 4,202 SF
Building Size	4,202 SF
Lot Size	6,250 SF
Zoning	U-MX-3
Year Built / Renovated	1976

Sales Price: \$850,000
Lease Rate: \$16.00/SF NNN

For more information: **JAKE MALMAN**
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jake@malmancree.com

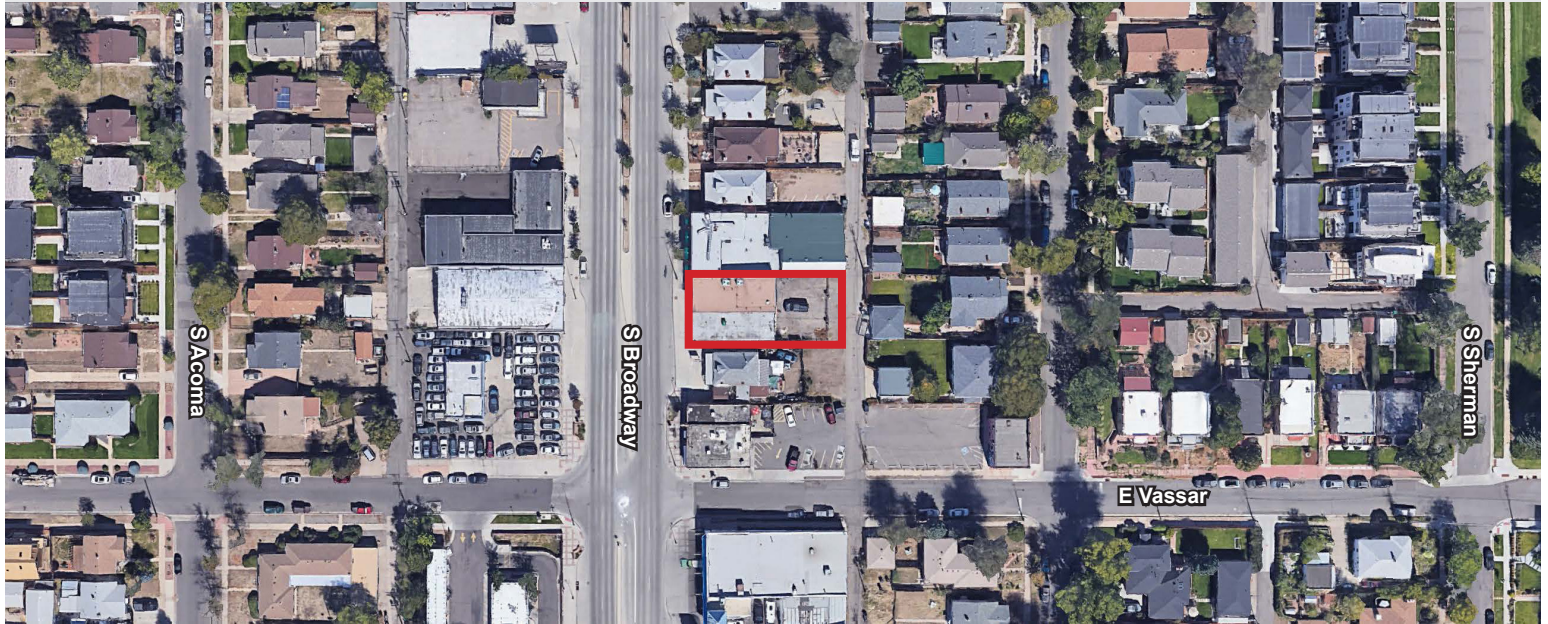
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Floor Plan



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