

Real Estate and Business For Sale

Walnut Liquors
3729 Walnut St

Denver, CO 80205



FOR SALE

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 **BellStreet**

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Property Description

Introducing a prime opportunity for Retail / Street Retail investors or owner users - a remarkable property at 3729 Walnut St. This historic 1,170 SF building is currently built out as a liquor store. Zoned C-MX-12, the property offers exceptional potential for retail development, with ample space for storefronts and a desirable location that attracts high foot traffic. The property is turnkey ready for a liquor store operator. Don't miss the chance to invest in this unique property, boasting a rich heritage and promising future prospects in a sought-after Denver location.

Property Highlights

- 1,170 SF building
- Zoned C-MX-12
- Prime Denver location
- 4 Private parking spots
- Heavy foot traffic

Offering Summary

Sale Price:	\$1,190,000
Number of Units:	1
Lot Size:	3,122 SF
Building Size:	1,170 SF

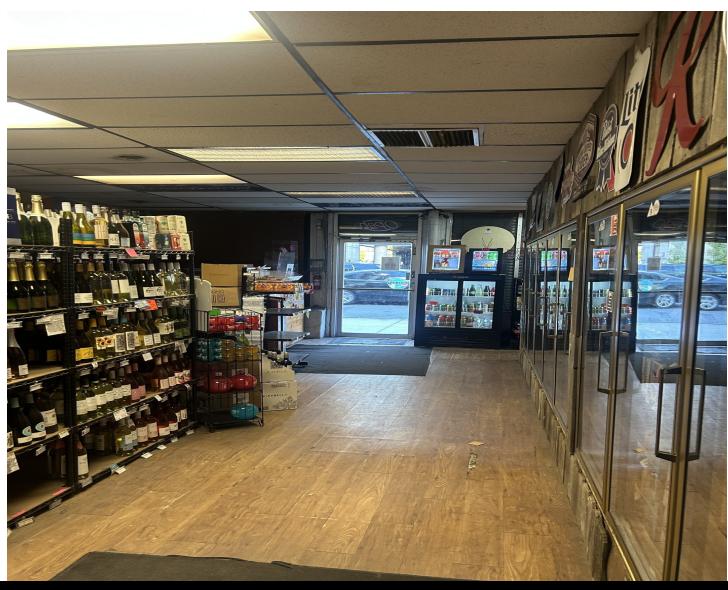
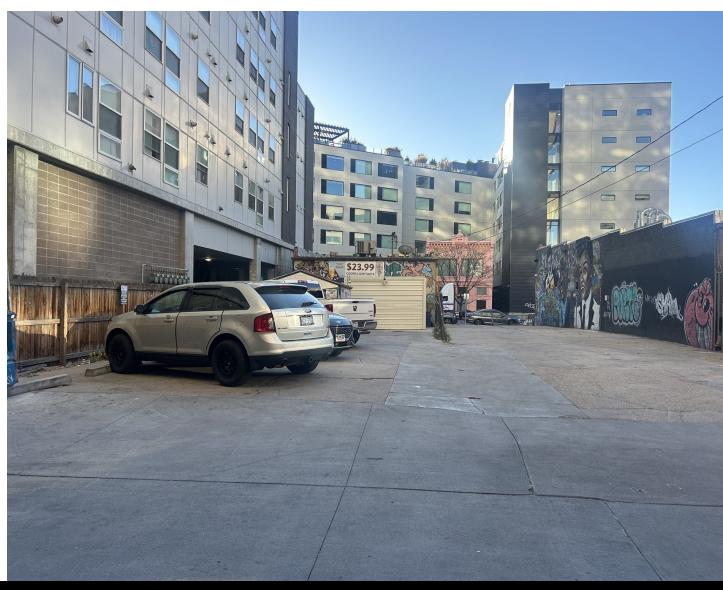
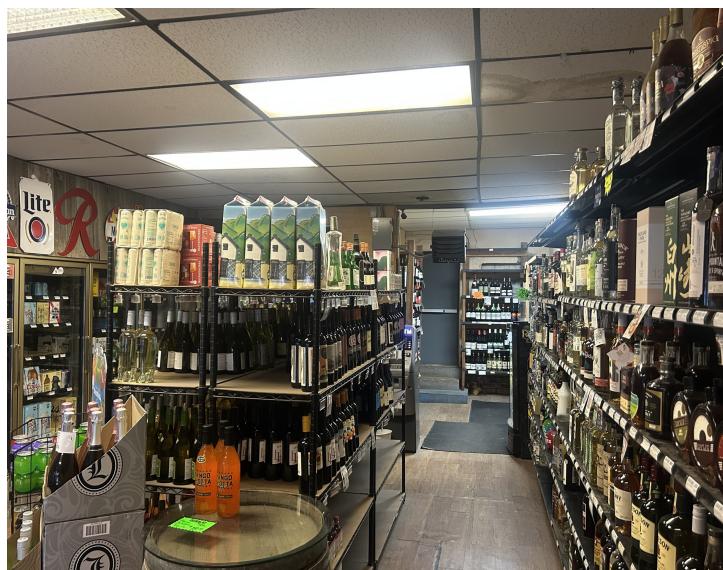
Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	884	2,445	8,158
Total Population	1,741	4,942	17,806
Average HH Income	\$124,819	\$121,765	\$120,302

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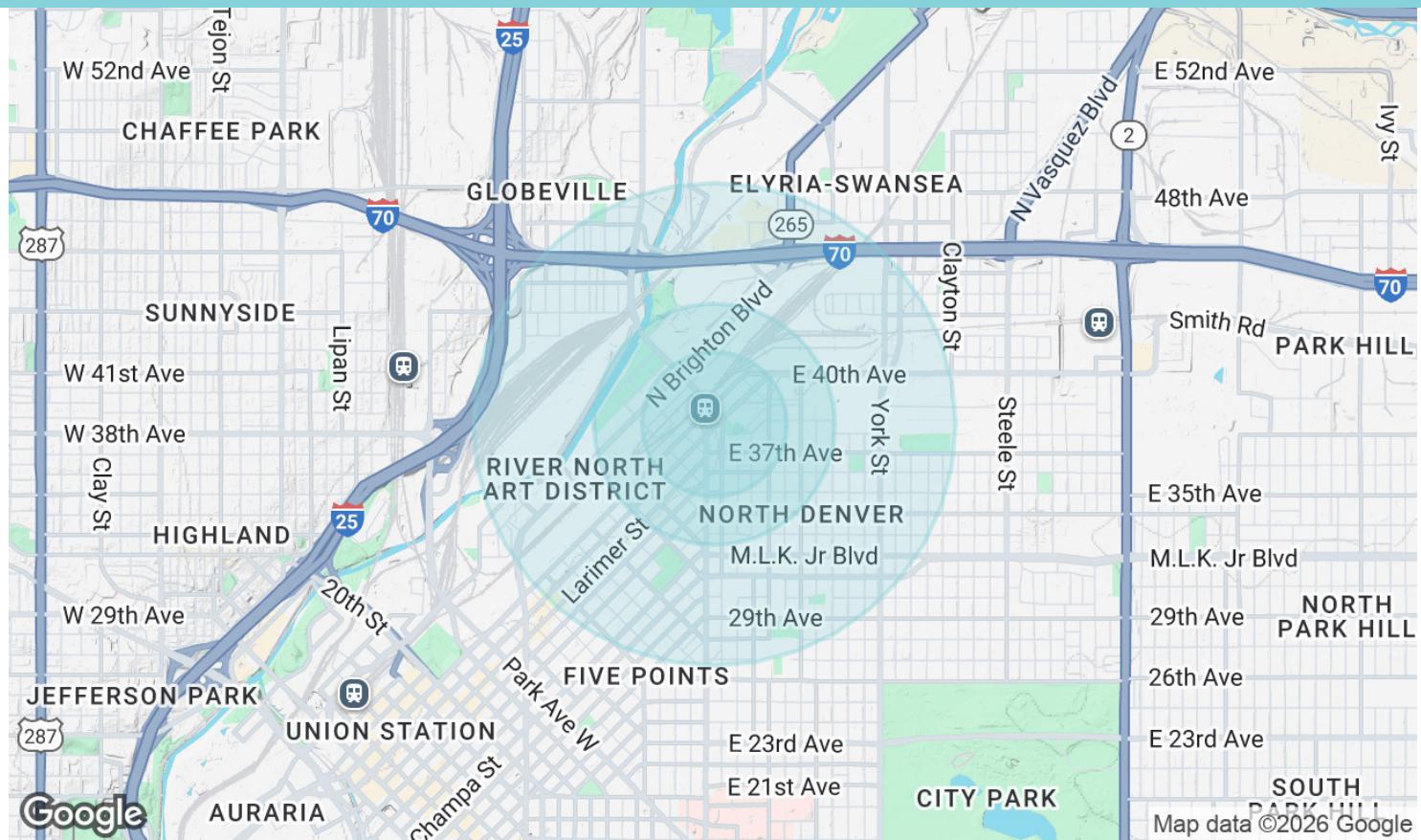
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,741	4,942	17,806
Average Age	34	35	35
Average Age (Male)	35	35	35
Average Age (Female)	34	35	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	884	2,445	8,158
# of Persons per HH	2	2	2.2
Average HH Income	\$124,819	\$121,765	\$120,302
Average House Value	\$674,869	\$675,086	\$650,734

Demographics data derived from AlphaMap

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