



FOR SALE

13,126 SF I-MX-3 Corner Lots
1400-1404 W Bayaud | Denver, CO 80209



**2 Seperate Lots, Comes With Live/Work
Warehouse Plans Approved By City**

CONTACT:

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The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

UNIQUE PROPERTIES

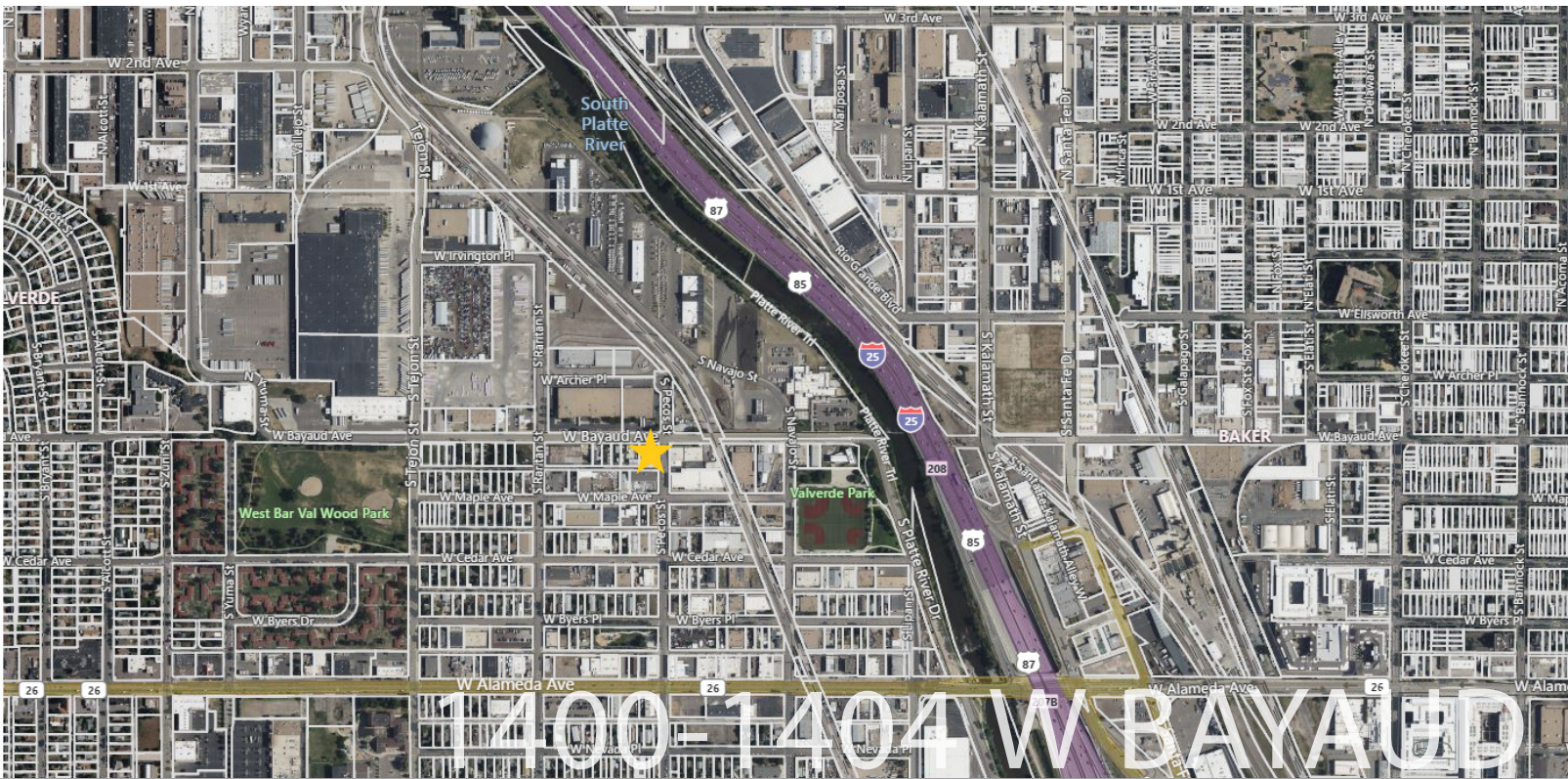
400 S. BROADWAY

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OFFERING SUMMARY

Sale Price:	\$595,000
Total Lot Size:	13,126 SF
Lot 1:	5,313 SF
Lot 2:	7,813 SF
Zoning:	I-MX-3
Total Taxes:	\$14,505
City/County:	Denver/Denver

PROPERTY HIGHLIGHTS

- Hard to Find Central Industrial Lots
- 2 Separate Lots
- Currently Leased for Immediate Income
- Outdoor Storage Permitted
- Hard Corner
- Easy Access to Denver Metro Area via Alameda, I-25 and Santa Fe
- City-approved Site Development Plan included with the property for a 4-unit live/work development
- I-MX-3 Zoning allows for an array of uses including retail, industrial, outside storage, manufacturing, mini storage, live/work, office and much more!





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