

FOR SALE | AUTOMOTIVE CENTER



www.denverofficespace.com

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4075 E. Iliff Ave | Denver, CO

FOR SALE | CALL FOR PRICING

Do not disturb Tenant!



Total Building Size..... 3,727 SF

Land Size 7,150 SF

Zoning S-CC-5

Built..... 1956

Drive In Doors..... 3

Pricing Breakdown

1. Building with 2 year leaseback
- \$1,600,000.00
2. Building for Immediate Occupancy
- \$1,700,000.00
3. Building plus Business Included
- \$2,000,000.00

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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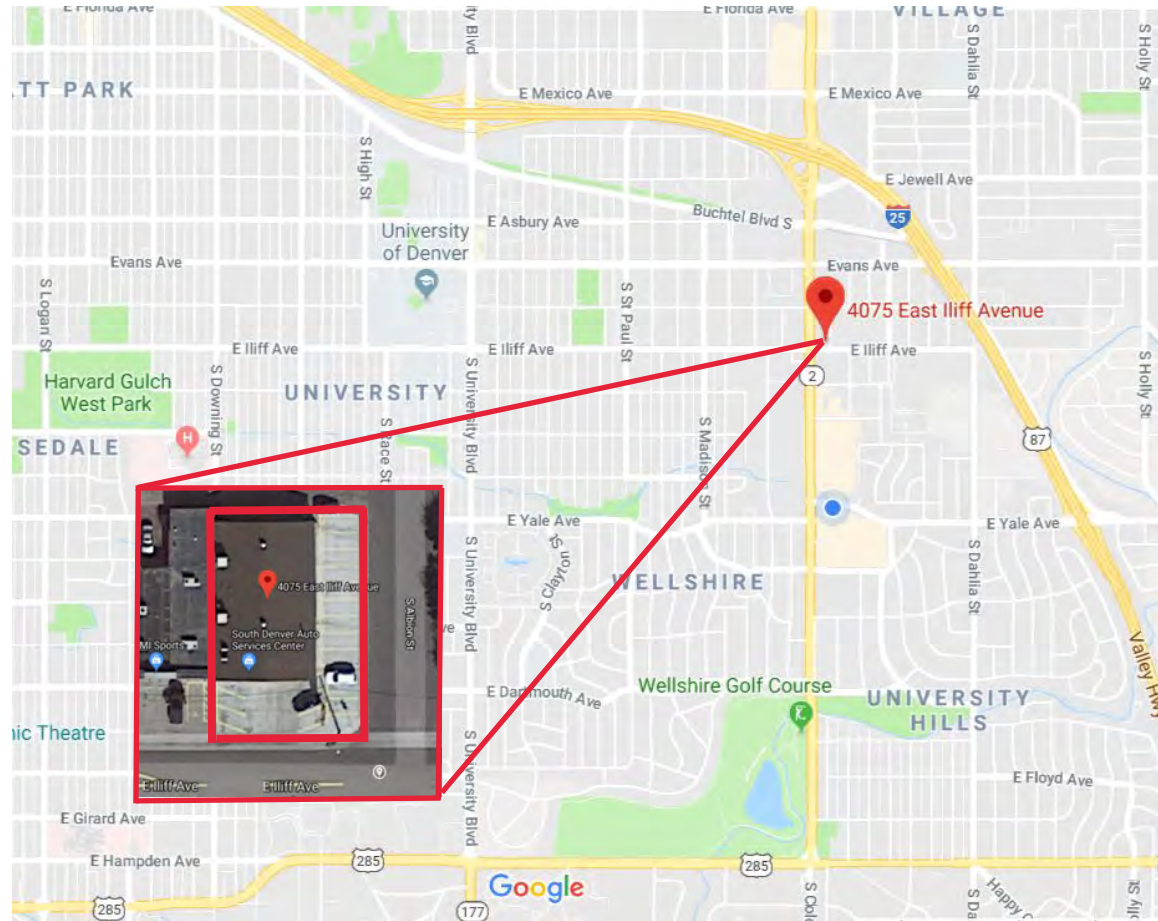
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Property Highlights

- > Opportunity to buy existing businesses and building
- > Retail Redevelopment Play
- > Ample new development nearby
 - Approximately 100 townhomes
 - 350 apartments
- > Perfect for brewery
- > Highly visible signage from Colorado Blvd.
- > Close to I-25 and lightrail



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