

For Sale | Syracuse Liquor



www.denverofficespace.com

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Denver, CO 80222
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Demographics (Source: LandVision)

| | 1 mile | 3 miles | 5 miles |
|-------------------|-----------|----------|----------|
| Population | 21,148 | 203,134 | 491,872 |
| Average HH Income | \$103,930 | \$92,818 | \$85,753 |
| Employees | 7,170 | 64,776 | 247,387 |
| Businesses | 443 | 4,441 | 14,828 |

Traffic Counts *2016 DRCOG Regional Traffic ;**CDOT 2016

| | |
|------------------------|-----------------|
| *E Colfax and Quebec | 15,968 cars/day |
| ** E Colfax and Quebec | 31,000 cars/day |

Building Information

Sales Price | \$1,300,000.00

Year Built | 1975

Building Size | 2,100 SF

Lot Size | 12,019 SF

Parking | 1 free Surface Spaces
are available

Zoning | E-MX-3

City | Denver

County | Denver

Building Facts

Single tenant liquor store

Established location in Denver's growing E.
Colfax neighborhood

Owner will consider business only sale:
\$350,000.00.

Less than 1/2 block from Denver's affluent
Lowry neighborhood

Zoned for marijuana dispensary

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.

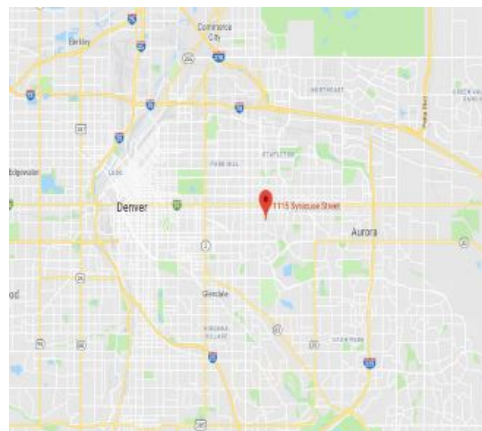
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