

MULTI-TENANT INVESTMENT BUILDING FOR SALE

3360 Larimer Street Denver CO



For Sale at \$2,000,000

PROPERTY SUMMARY

Sale Price:	\$2,000,000
Proforma NOI	\$138,197
Building Size:	5,560 RSF
Lot Size:	6,304 SF
Parking	Ample street parking
Zoning	I-MX-3

FEATURING

- * Corner lot in Rino neighborhood
- * Rare small multi tenant building
- * Great tenant mix of office and retail
- * Contains 2 apartment units, that can be used for livework/apartment or Air B&B
- * Great lease rates in place
- * 5 blocks to RTD 38th and Blake rail station
- * 3 blocks from 35th Street Pedestrian Bridge, that will connect the east and west side of Rino over the railroad tracks

For more information, please contact:

John Fairbairn
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john@denverofficespace.com

2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

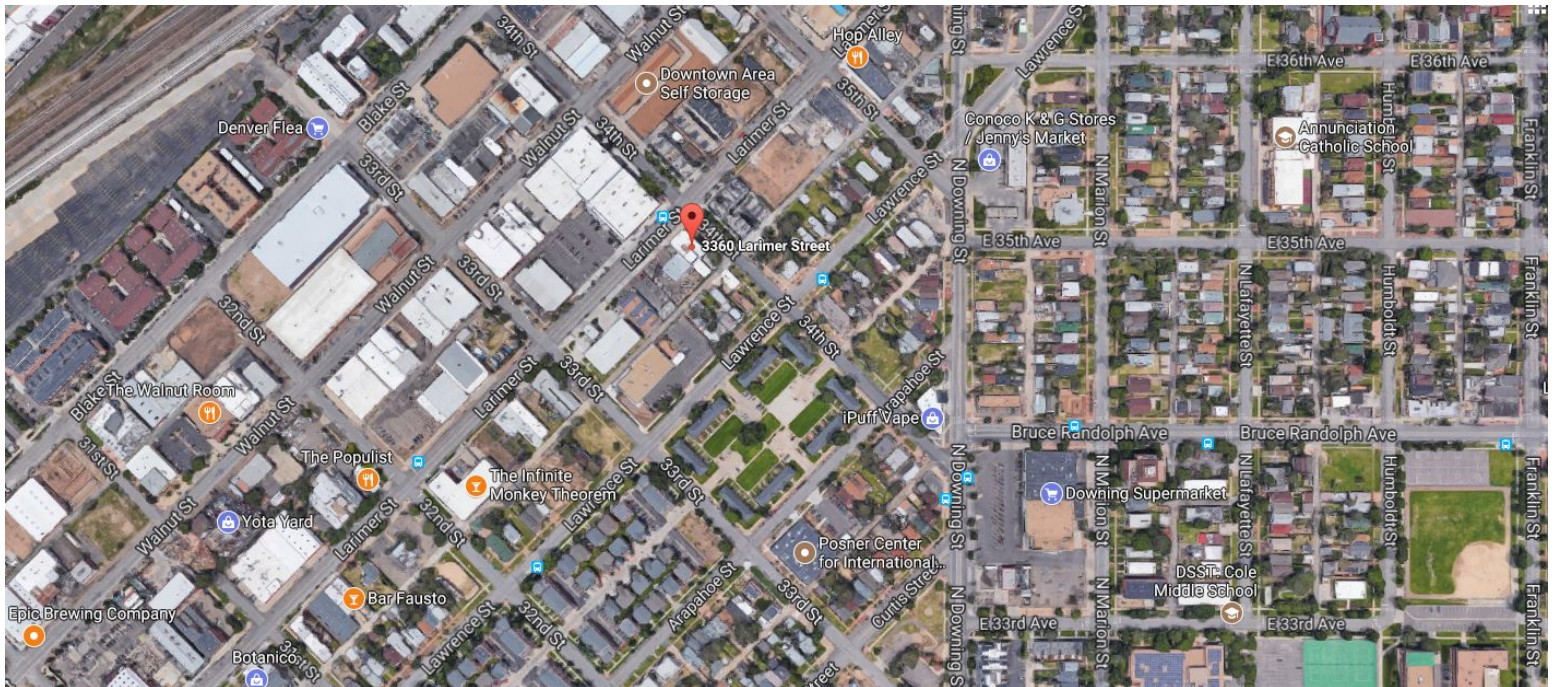


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Nearby Places to Eat & Drink:

- * Chuburger
- * Hotbox Roasters
- * Crema Coffee
- * OMF Brewery
- * Hop Alley
- * Black Shirt Brewery
- * Fish N Beer
- * Epic Brewery
- * bar helix
- * Tracks Nightclub
- * Shake Shack (coming soon)

Nearby Galleries & Buildings:

- * Millers and Rossi
- * Walnut Workshop
- * Dry Ice Factory
- * Eclipse Gallery
- * Pattern Shop Studio
- * Exdo Event Center
- * Industry 2
- * Link 35
- * Rock Drill Development (coming soon)

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