

# For Sale | Syracuse Liquor



[www.denverofficespace.com](http://www.denverofficespace.com)

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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 | 20 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

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

Zoned for marijuana dispensary

Price includes liquor license, owner  
financing may be available to a qualified  
buyer

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.

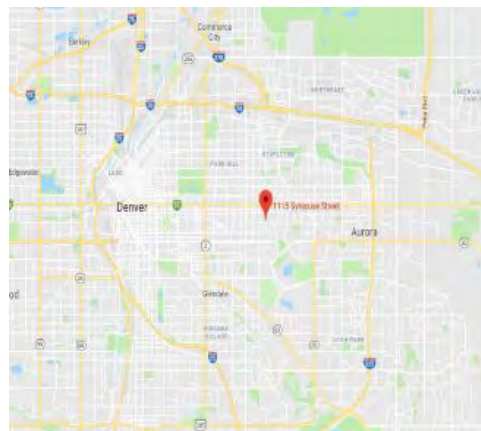
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