

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
T 303.226.4764
john@denverofficespace.com

Rick Giarratano
T 303.226.4765
rick@denverofficespace.com

Mike Lindquist
T 303.226.4768
mike@denverofficespace.com



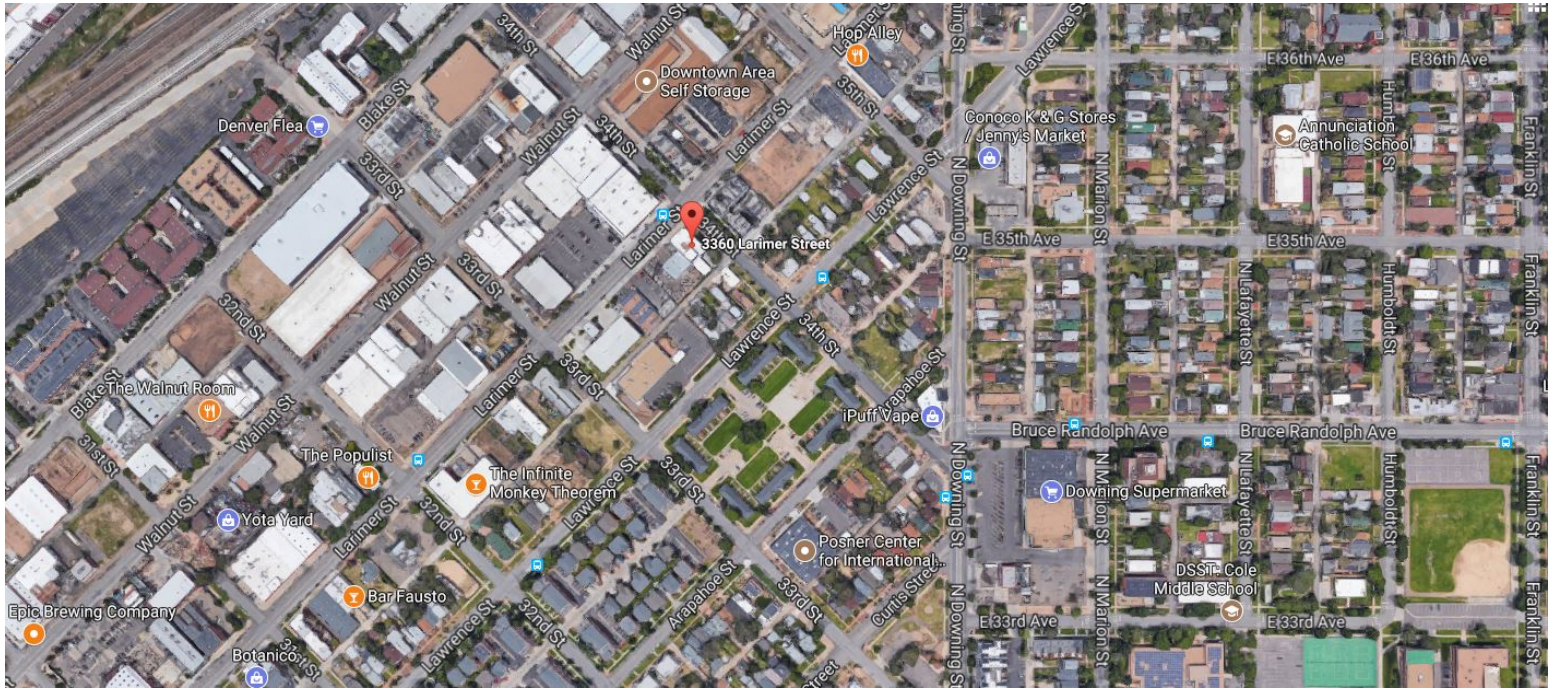
2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

www.denverofficespace.com

The information above has been obtained from sources believed 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 independently 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 should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

MULTI TENANT INVESTMENT BUILDING FOR SALE

3360 Larimer Street Denver CO



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
- * Elipse Gallery
- * Pattern Shop Studio
- * Exdo Event Center
- * Industry 2
- * Link 35
- * Rock Drill Development (coming soon)

For more information, please contact:

John Fairbairn
T 303.226.4764
john@denverofficespace.com

Rick Giarratano
T 303.226.4765
rick@denverofficespace.com

Mike Lindquist
T 303.226.4768
mike@denverofficespace.com

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


www.denverofficespace.com

The information above has been obtained from sources believed 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 independently 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 should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.