

for sale

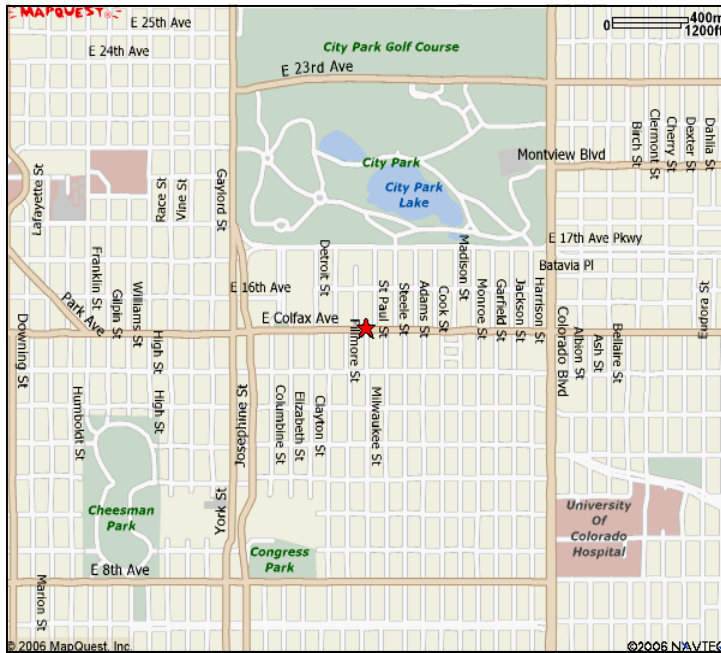
**SALE PRICE: \$519,000**

**BUILDING SPECIFICATIONS:**

Building Size: 2,926 SF  
Site Area: 3,150 SF  
Year Built: 1902  
Zoning: B-4/MS-2  
City and County: Denver/Denver

**COMMENTS:**

- \* Located in redeveloping area
- \* Great visibility from E. Colfax Avenue
- \* Close to National Jewish Hospital
- \* Good user opportunity with rental income formally in place (\$8,400)
- \* Renovations currently in progress— New store front; first floor apartment with new finishes as well.



# 3000 E. Colfax Avenue Denver, CO



**FOR MORE INFORMATION, PLEASE CONTACT:**

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