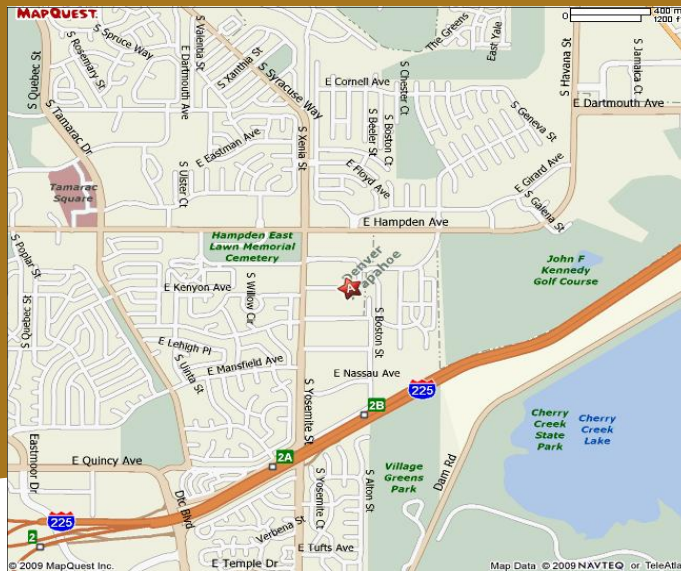


9175 E. KENYON AVENUE



BUILDING:

LOCATION:	Kenyon Valley Plaza I 9175 E. Kenyon Ave. Denver, CO 80237
BUILDING SIZE:	7,100 SF
SALE PRICE:	\$725,000
STORIES:	2 stories
YEAR BUILT:	1978
PARKING:	25 surface spaces
TAXES:	\$11,000
EXPENSES:	\$32,000 annually

COMMENTS:

- * Potential Seller Lease Back
- * Owner Carry
- * Ideal situation for owner/user to qualify for current SBA programs
- * Roof has 8 years left on warranty
- * HVAC has been updated and maintained
- * Ample parking at a ratio of *8.5/1,000 SF
- * Easy access to I-225 and I-25
- * Near many retail amenities

FOR MORE INFORMATION, PLEASE CONTACT

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