



1801 W. Colfax Avenue Denver, CO 80204 www.ringsbyrealty.com

Scott Patterson

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Office Building: 6,250 SF

PROPERTY FEATURES:

Building Size: 6,250

1st Floor SF: 3,125

2nd Floor SF: 3,125

Site Size: 0.14

Parking: 8 spaces (1 car garage)

Year Built: 1928 (renovated 2016)

Taxes: \$46,663.62

Lease Rate: \$15/SF NNN

Sale Price: \$1,950,000



- Perfect office/retail combination
- High visible location
- Extremely walkable location
- Rich history building
- Original brick

- Secured fenced parking lot
- 1 car private garage
- Perfect user office option
- Great storefront window option
- Walking distance to hotels, restaurants and all

Downtown Denver amenities

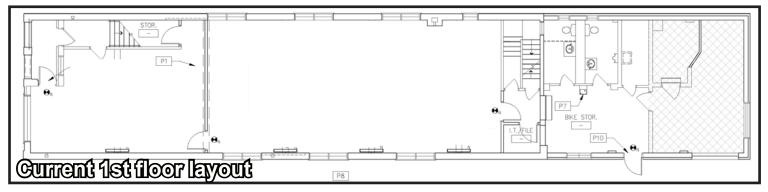
- New roof 2016
- Possible rental income w/ flexible 2 units
- Extra SF/storage in basement





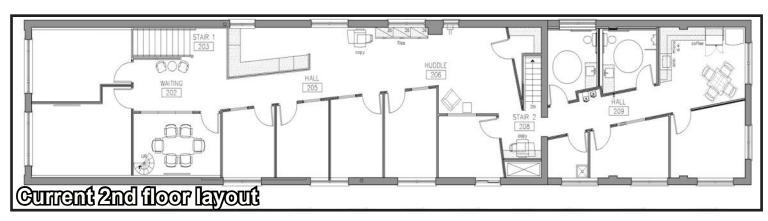
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