

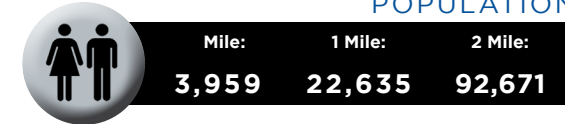
FOR SALE - SLOAN'S LAKE

2479 Sheridan Boulevard, Edgewater, Colorado



DEMOGRAPHICS

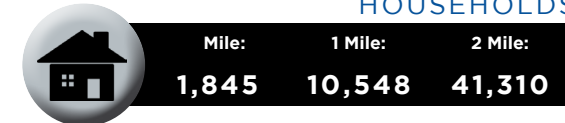
POPULATION



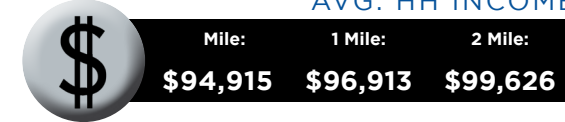
DAYTIME POPULATION



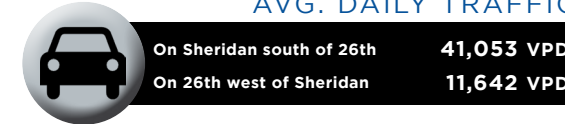
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



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PROPERTY OVERVIEW:

- Free standing building (residential conversion)
- Price: \$1,250,000
- Land size: 9,975 SF / 0.23 AC
- Building size: 1,040 SF + garage
- Zoning: C-1 Limited Commercial
- 9 Parking spaces
- Direct access to Sheridan Blvd



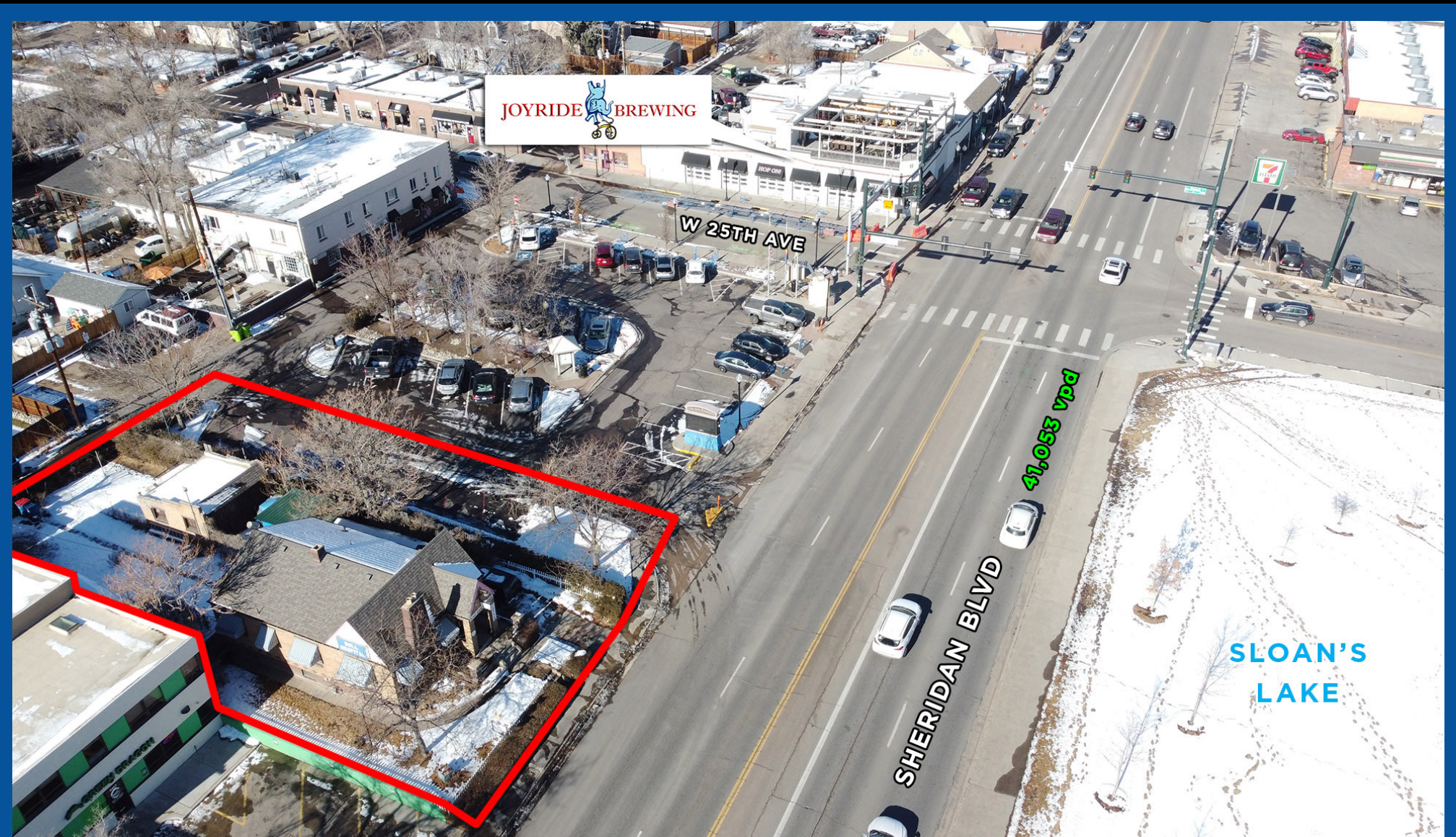
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REAL ESTATE

GROUP

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For more information, contact:

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