

Free Standing Building For Sale or For Lease

8501 & 8545 E. Colfax Avenue, Denver, CO



DEMOGRAPHICS

POPULATION



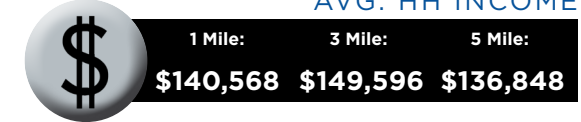
DAYTIME POPULATION



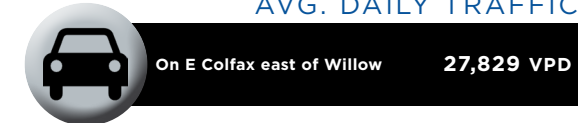
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



DO NOT DISTURB TENANT

PROPERTY OVERVIEW:

- Building Size: 4,740 SF
- Lot Size: 20,756 SF
- Sale Price: \$1,395,000
- Lease Price: \$20.00 PSF NNN
- Year of Construction: 1964
- Real Estate Taxes: \$23,029.62

HIGHLIGHTS:

- Excellent free standing restaurant building
- Abundant parking
- Liquor license and FF&E available for purchase
- Zoning: E-MS-3
- High traffic location on Colfax Avenue

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CROSBIE

REAL ESTATE

GROUP

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WABASH ST

SITE

WILLOW ST

E COLFAX AVE 27,829 vpd



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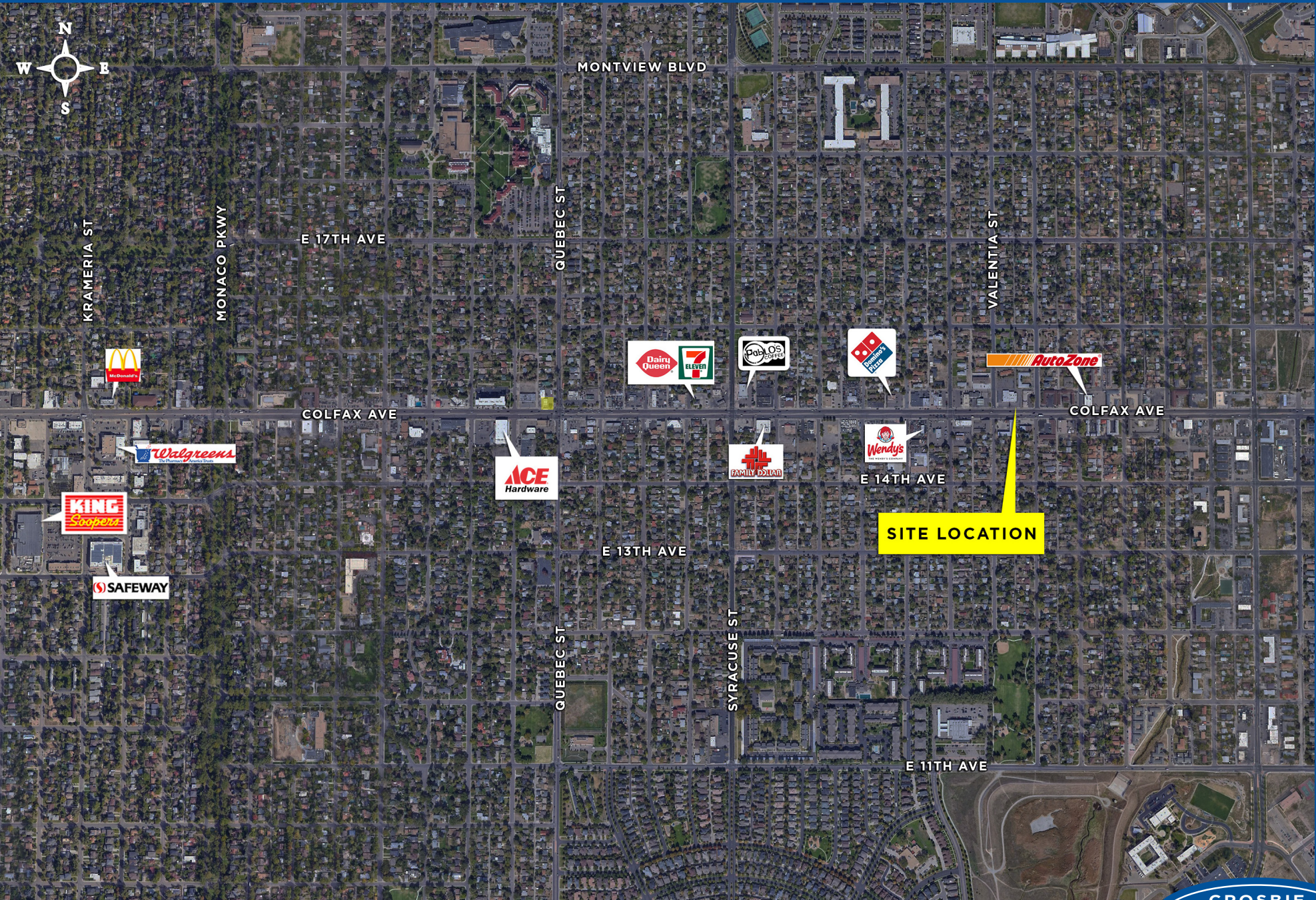
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