

750 E 9th Avenue

Denver, CO 80203



FOR SALE

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For Sale

750 East 9th Avenue Denver, CO 80203



Property Description

Introducing an investment opportunity in the heart of Denver. This 6,250 SF office building, presents a prime addition to any investor's portfolio. With a PUD zoning designation, this property offers versatility and future potential. Don't miss the chance to secure a strong foothold in the Denver market with this office asset.

Property Highlights

- Parking Garage
- ADA Accessible
- Prime Denver Location
- Therapy Center
- Welcoming Environment
- Additional Offsite Parking

Offering Summary

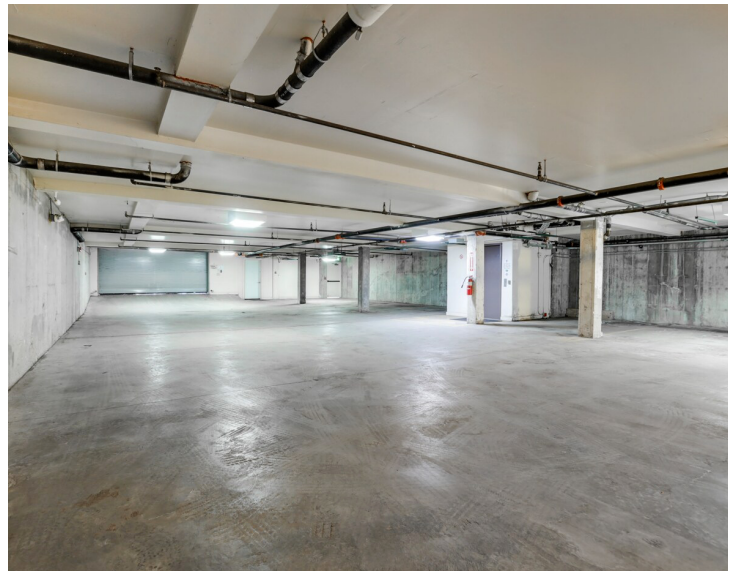
Sale Price:	\$1,500,000
Number of Units:	24
Lot Size:	6,257 SF
Building Size:	6,250 SF
Zoning:	PUD

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,747	12,298	31,131
Total Population	5,750	17,513	46,958
Average HH Income	\$116,169	\$106,890	\$115,601

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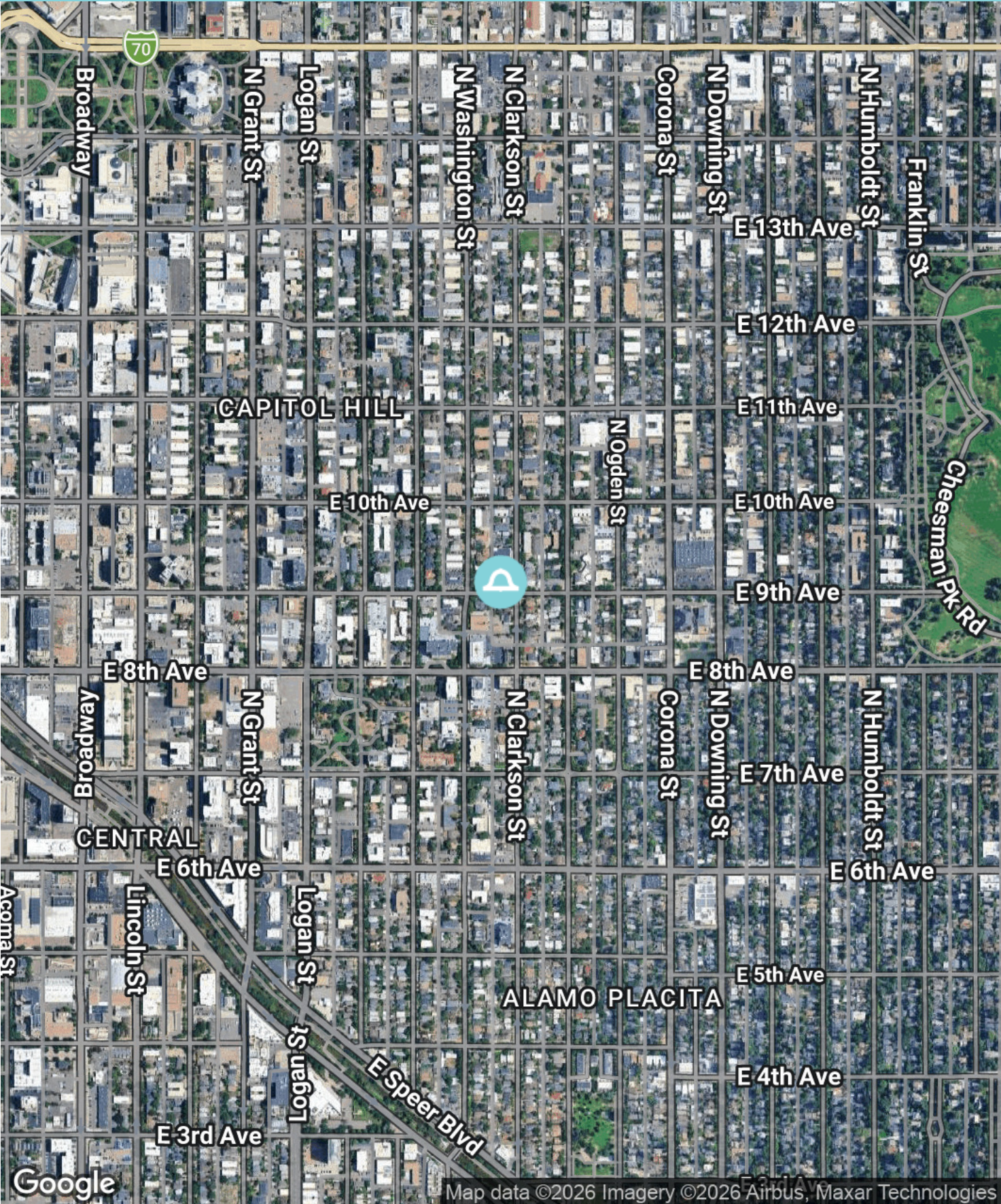
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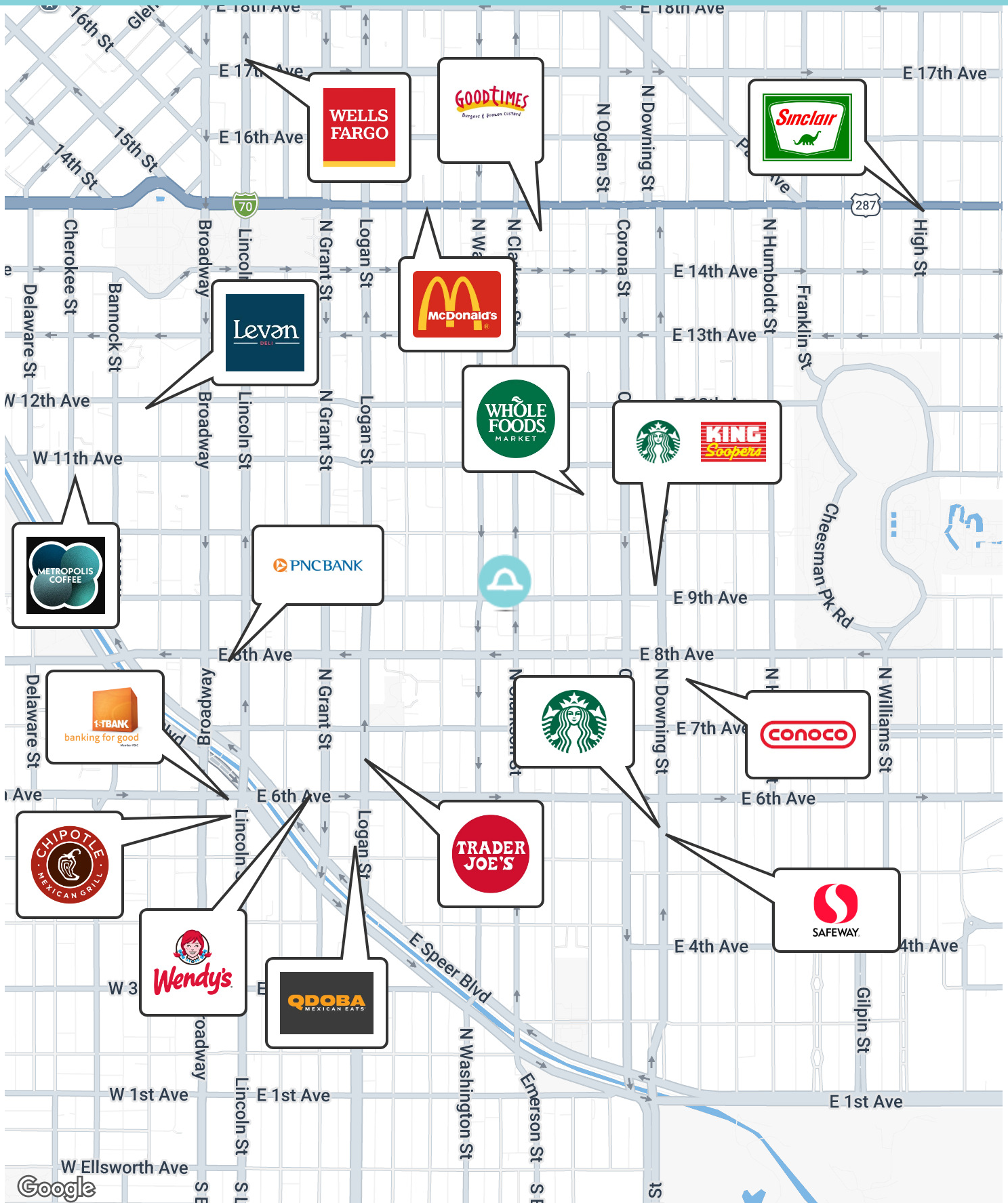
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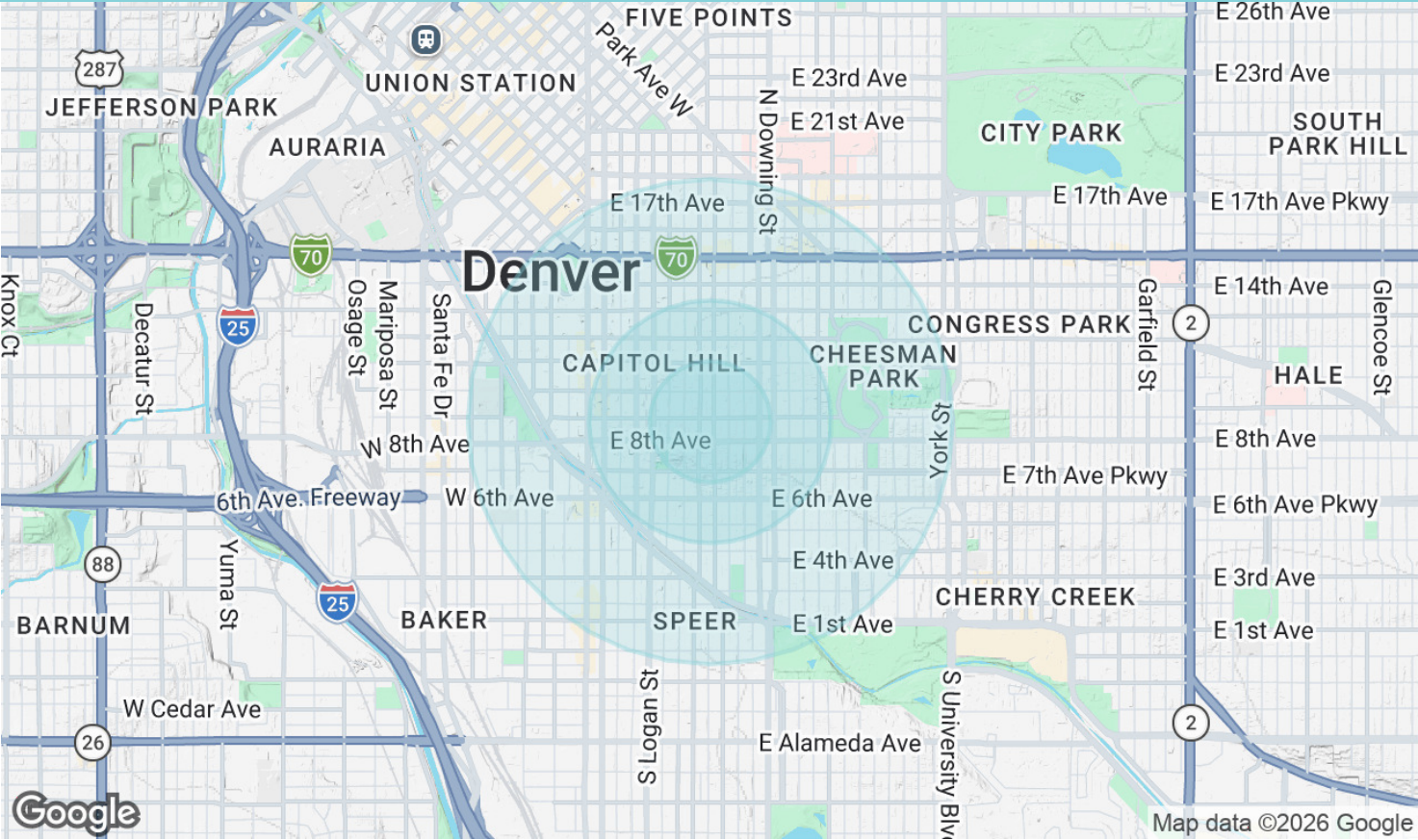
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,750	17,513	46,958
Average Age	34.6	34.7	36.8
Average Age (Male)	35.2	35.5	37.2
Average Age (Female)	33.0	33.0	36.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,747	12,298	31,131
# of Persons per HH	1.5	1.4	1.5
Average HH Income	\$116,169	\$106,890	\$115,601
Average House Value	\$468,982	\$513,165	\$684,699

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Associate Advisor

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