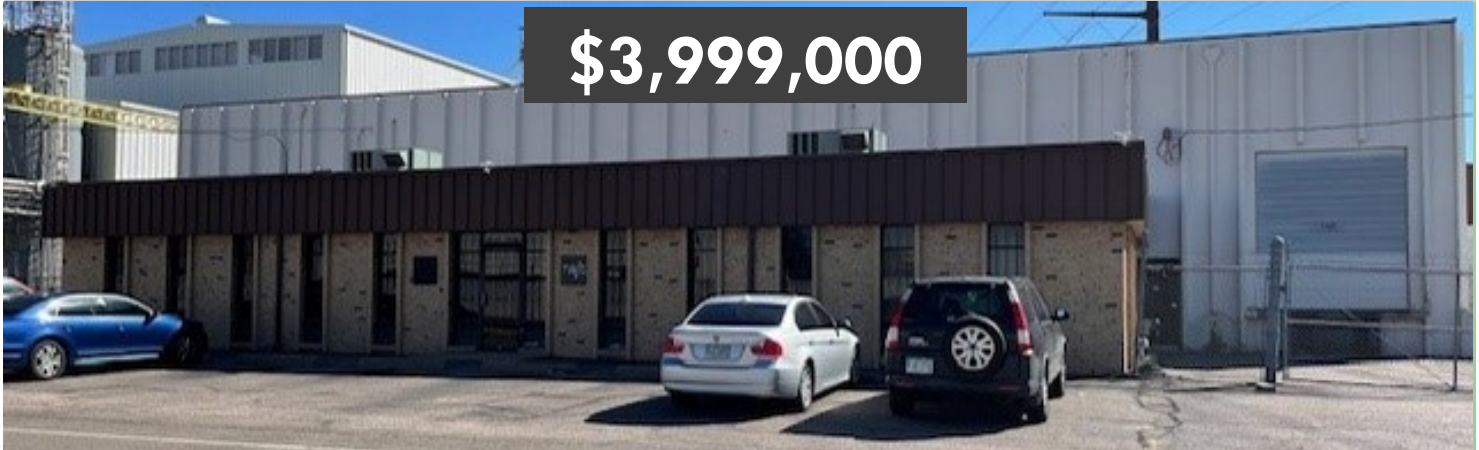


# Owner/User/Investor Building for Sale

## 1430 W. Bayaud Ave. / 1331 W. Maple Ave.

### Denver, Colorado 80223



#### Property Highlights:

Building Owner: JERRY C OMARY QTIP TRUST

Legal Description: L 7 TO 13 INC & N 1/2 VAC ALLEY ADJ L 7 TO 12 INC & L 38 TO 42 INC & S 1/2 OF VAC ALLEY ADJ BLK 17 VALVERDE

Building Size: 22,000 Square Feet (City and County of Denver)

Lot Size: 33,457 Square Feet (City and County of Denver)

Zoning: I-B (City and County of Denver)

Please don't disturb the current tenants, call for a tour of the property

**Seth Rollert, President/Broker**  
**ROLLERT AVERY COMPANIES, INC.**



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.