

8 & 12 N. FEDERAL BLVD

DENVER, COLORADO



OWNER-USER / DEVELOPMENT OPPORTUNITY

- HIGH-TRAFFIC FEDERAL BOULEVARD CORRIDOR
- IDEAL FOR RETAIL, OFFICE, SHOWROOM, OR SERVICE USE
- DEVELOPMENT POTENTIAL UNDER E-MX-3 ZONING
- EXCELLENT VISIBILITY & ACCESS IN DENVER



BEING SOLD TOGETHER AS A PORTFOLIO SALE

An exceptional opportunity to acquire two adjacent commercial properties along one of Denver's busiest and most established corridors.

8 N. FEDERAL BLVD RETAIL BUILDING



PROPERTY OVERVIEW

Well-located retail building with excellent visibility along Federal Boulevard.

Ideal for retail, showroom, office, or other commercial uses.

Ample on-site parking and strong frontage in a high-traffic corridor.

PROPERTY DETAILS

Building Size	2,550 SF
Lot Size	4,388 SF
Zoning	E-MX-3
Year Built	1976
Use	Commercial - Retail
Building Class	C
Taxes	\$19,208

PROPERTY HIGHLIGHTS

- Excellent visibility on Federal Blvd
- Strong daily traffic counts
- Suitable for retail, office, showroom, or professional uses
- E-MX-3 zoning allows for a variety of commercial and mixed-use development opportunities
- Convenient access to I-25 and Downtown Denver

12 N. FEDERAL BLVD RETAIL BUILDING



PROPERTY OVERVIEW

Functional retail building currently set up for retail, office, showroom, or service uses.

Features retail/showroom area, office space, and shop bays.

Ideal for a range of commercial uses.

PROPERTY DETAILS

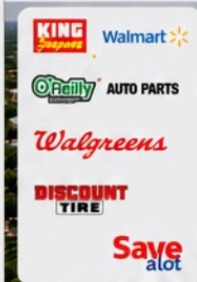
Building Size	1,475 SF
Lot Size	5,992 SF
Zoning	E-MX-3
Year Built	1966
Use	Commercial - Retail
Building Class	C
Taxes	\$12,010

PROPERTY FEATURES

- Retail/showroom area with customer space
- Shop bays with equipment
- Office and customer area
- Fenced lot with parking and vehicle storage
- High-traffic Federal Blvd location with strong visibility

LOCATION HIGHLIGHTS

- Located on highly trafficked Federal Boulevard - one of Denver's busiest commercial corridors
- Development potential for mixed-use or commercial redevelopment
- Excellent visibility, frontage, and access with strong surrounding commercial activity
- Close proximity to Downtown Denver, I-25, and major transit routes



CONTACT BROKER FOR PRICING

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Commercial Real Estate Advisor

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Information contained herein is from sources deemed reliable but not guaranteed.

Buyer is advised to verify all information.

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INTERIOR PHOTOS & FLOOR PLANS

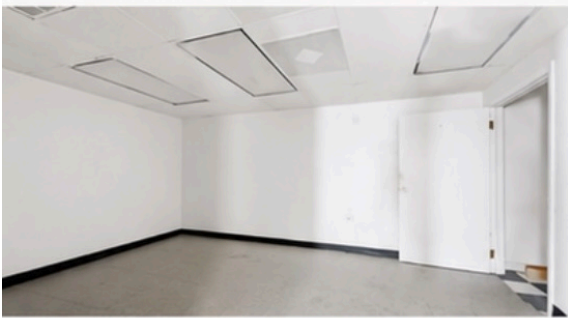


MEGASTAR
REALTY



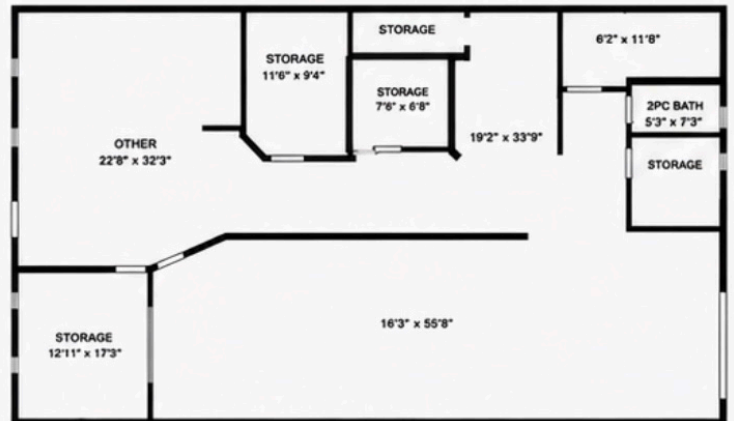
AVA
PROPERTIES

12 N. FEDERAL BLVD



Building 2

8 N. FEDERAL BLVD



Building 1