

# FOR SALE

6860 E COLFAX AVE, DENVER, CO 80220



## PRICE: \$1,170,000

### PROPERTY OVERVIEW

|                    |                                                     |
|--------------------|-----------------------------------------------------|
| BUILDING TYPE:     | AUTO REPAIR                                         |
| BUILDING SIZE:     | RETAIL: 1,469 SF / AUTO: 3,104 SF (TOTAL: 4,573 SF) |
| LOT SIZE:          | 0.60 AC (26,000 SF)                                 |
| STRUCTURES:        | 4                                                   |
| YOC:               | 1964                                                |
| CONSTRUCTION TYPE: | MASONRY/METAL                                       |
| PARKING RATIO:     | 14.2/1,000                                          |

### PROPERTY HIGHLIGHTS

- Two Building Complex - 1,469 SF auto sales building and 3,104 SF auto repair building totaling 4,573 SF
- Six Bays Plus Dedicated Sales Office - Owner-user opportunity with current tenant planning to vacate
- Premier Corner Location - Signalized corner on East Colfax Avenue with exceptional visibility and accessibility
- Abundant Parking - Approximately 65+ surface parking spaces providing parking ratio well above typical retail requirements

### FOR MORE INFORMATION, PLEASE CONTACT

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