

2801

Welton Street

Denver, CO 80205

Turnkey Tattoo Studio

2nd Gen Restaurant/Bar



**OWNER/USER OR VALUE-ADD OPPORTUNITY
IN THE VIBRANT AND HISTORIC FIVE POINTS TRADE AREA**

Property Overview

- Neighbors include: **Rosenberg's, Rougarou, Birdcall, Queen City Coffee Collective, Spangalang Brewery, The Roxy Theatre and Cervantes Ballroom**, and many more restaurants, bars and local treasures
- The ideal mix of Urban density with numerous multi-family projects and commercial developments while still having ample street parking and easy access



SALE PRICE: \$1,590,000



Shames Makovsky

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2801 Welton St.

Building Size	5,106 RSF
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Land Size	2,756 SF
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Stories	2
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Zoning	C-MX-5
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Built/ Reno	1895/2015/2025
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Power	600 Amp 3 Phase
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2801 Welton Street underwent renovation in 2015-2016 to restore the building's historic architectural integrity, as well as renovate the interior to modern standards. The property is a contributing building to the **Five Points Historic Cultural District** and the renovations were completed under the oversight of the Denver Urban Renewal Authority. More than **\$1 Million** was allocated to the restoration - new HVAC units, improvements to structure and masonry, new windows and plumbing throughout.

The property is located **across the street** and **one block away** from the **27th & Welton RTD Light Rail L-Line Station**. The station provides easy access to and from the core of the Central Business District of Denver and the RTD system as a whole.



DENVER URBAN RENEWAL AUTHORITY TAX INCREMENT FINANCING (TIF)

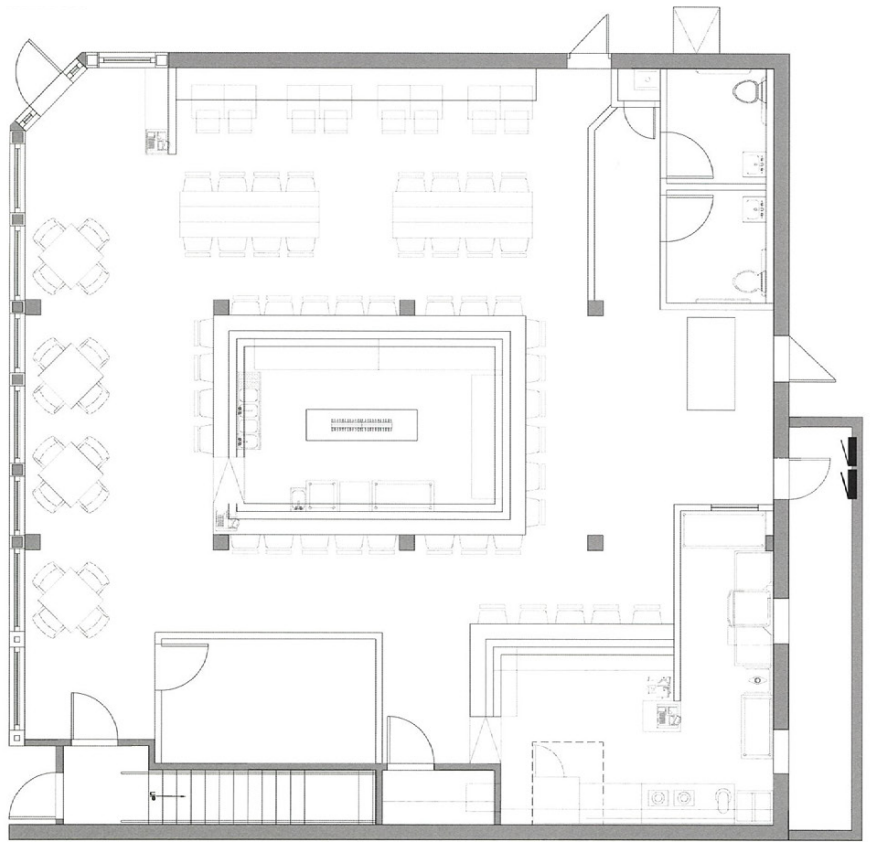
Over \$1 million dollars was invested in the redevelopment of 2801 Welton. During 2015-2016, the ownership group/redeveloper partnered with the Denver Urban Renewal Authority (DURA) to finance a portion of the redevelopment costs through tax increment financing (TIF). This 2801 Welston TIF is projected to create property tax relief with a net present value of approximately \$320,000, which will be collected over the life of the TIF for the benefit of the future ownership group.

In the event a future buyer is interested, this TIF can be purchased separately.

Suite 100 (Ground Floor)

2,584 RSF

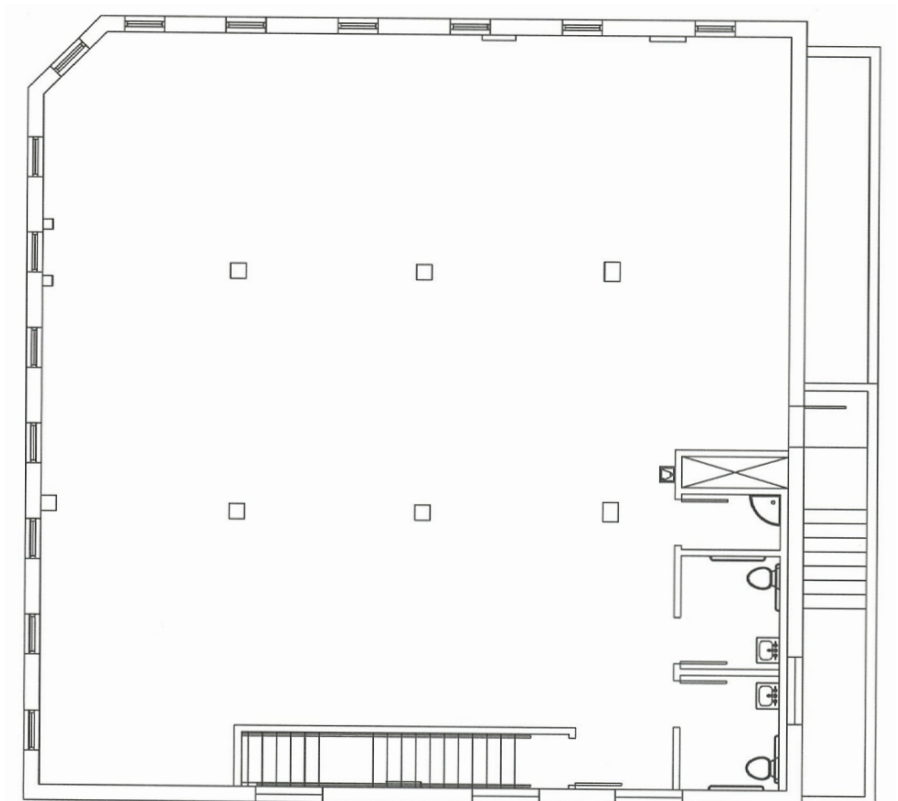
- Hood and grease trap in place
- Beautifully built-out bar
- Turnkey
- Additional basement storage



Suite 200 (Second Floor)

2,523 RSF

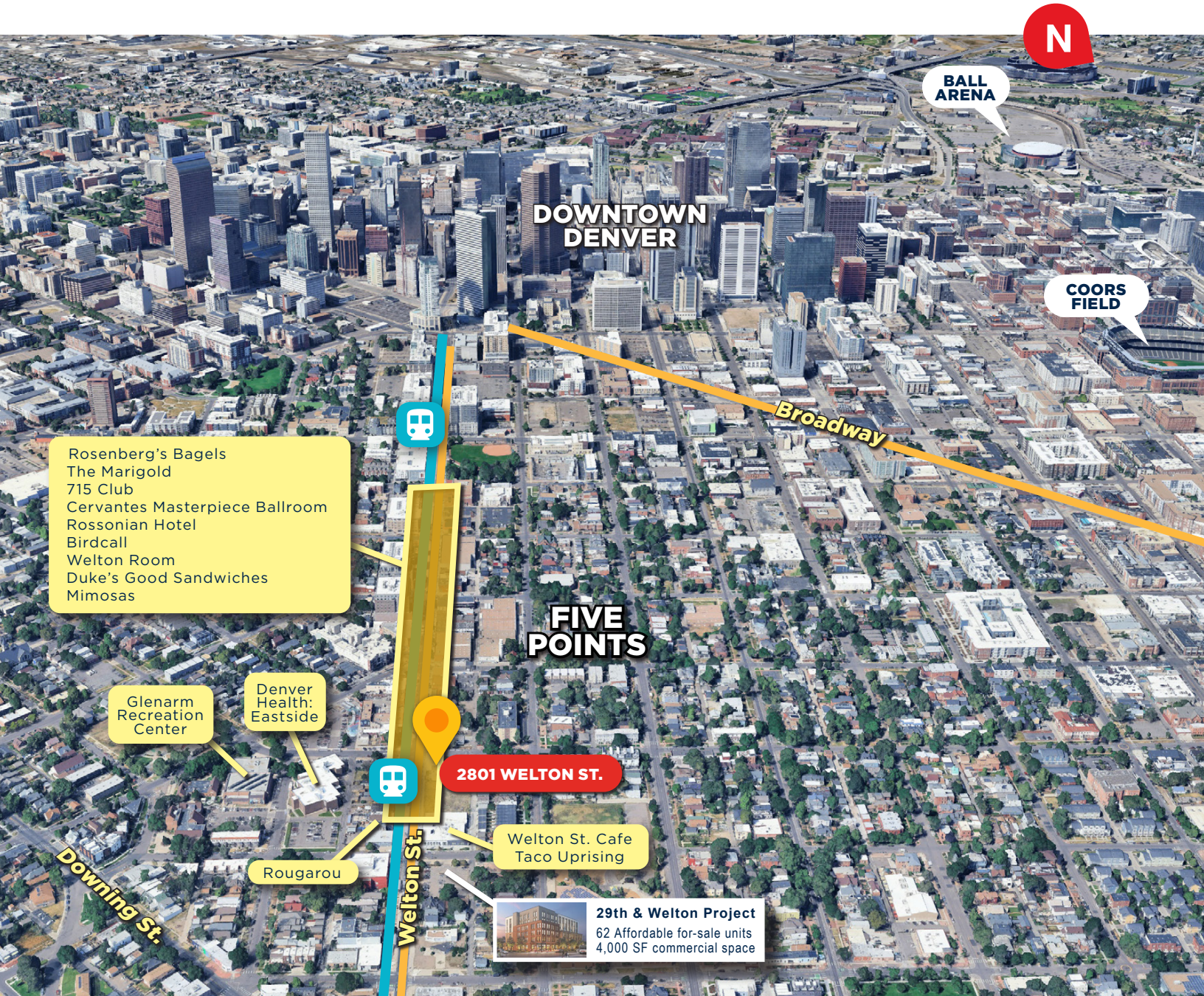
- Ideal for studio, office, retail or live/work
- Exposed brick and abundant natural light
- Current buildout turnkey upscale tattoo studio



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