

947

FEDERAL BLVD

DENVER, CO 80204

\$1,395,000

REDUCED SALE PRICE!



INDUSTRIAL LIVE/WORK OPPORTUNITY
FOR SALE



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 **UNIQUE**
PROPERTIES

TCN

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400 S. Broadway | Denver, CO 80209

PROPERTY OVERVIEW

Address	947 Federal Blvd Denver, CO 80204
Property Type	Industrial Live/Work Opportunity
Property Subtype	Manufacturing
Building Size	5,139 SF
Lot Size	12,500 SF
Parking	Onsite In back and adjacent lot
Zoning	E-MX-3

- Open-Concept Floor Plan With Flexible Live/Work Zoning
- Adjacent Lot Next Door
- Polished Concrete Flooring Throughout
- Roll-Up Garage Door Access — Ideal For Large Equipment, Deliveries, Or Showroom Flow
- Dedicated Fenced In Parking On Site
- Robust Electrical Capacity To Support Studio And Workshop Needs
- Engineered Music Studio



PROPERTY DESCRIPTION



This property is ready to be utilized for a multitude of opportunities including residential living, creating, making, producing, filming/photographing, music recording, constructing, DIY project working, event gathering, community workshopping, meeting space activities, and versatility to be the perfect property for all your future dreams to manifest into reality. With the mixed-use zoning (E-MX-3 Commercial/Residential), this place is ready for you to not only own this warehouse building, but also for you to own the unbelievable adaptability of its usefulness.

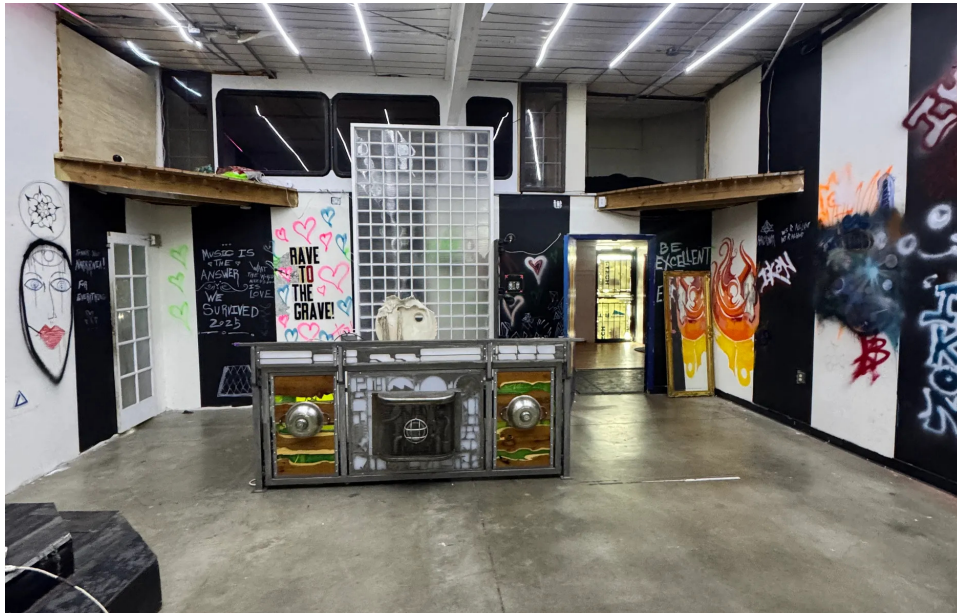
With 7 to 10 front parking spaces and two front door entrances directly facing Federal Blvd, this building immediately grants multiple access points to different sectioned off rooms by the more commercial side of the neighborhood. At the front of the building, there are two existing frames (one on the face of the building and one large, concrete post with electrical capabilities) for signage that could advertise your business or place inside.

Upon entering, you will find a front welcome atrium area that allows access to private rooms/bedrooms with doors on every side. Or, if you proceed through here, you will open the next door ahead to a magnificent open area, with high insulated ceilings, that extend all the way to the back of the building. As you explore this vast room, you can also connect to the other bedrooms and sectioned off spaces through interconnecting doorways, private hallways, a walk-in closet space, a carpeted and professionally designed sound recording studio space, a massive primary bedroom to accompany the others, along with 5 different lofted storage decks in almost every direction. Once you arrive at the back of the building you will find a fully hooked up kitchen with space to entertain and relax. Finally, there are two different bathroom areas at each side of the back kitchen wall that have been outfitted with a full shower/bath in one and utility sink and washer/dryer hookups in the other. Another amazing feature is the two separate electrical services that allow flexibility in all power usage across the entire property. With two outside back doors and two separate roll-up warehouse garage doors leading out back to a concrete patio with a gated fence, you can still maintain access and privacy to the back residential neighborhood.

Adjacent to the back patio, there is another entry gate that leads to the enclosed dirt yard that spans the entire length of the property. This yard is perfect in its resourcefulness for storage, gardening (space in back set up), auto work, bus/camper/rv placement, and room for anyone to enjoy as a private outdoor area right by the city! The building even includes a private security system which can be viewed on your phone.

Located only minutes away from the newest Denver urban development area across the street, you can easily walk to the light rail station, corner bus stop, Meow Wolf venue, Mile High Stadium, and everything else this up-and-coming area has to offer!

ADDITIONAL PHOTOS



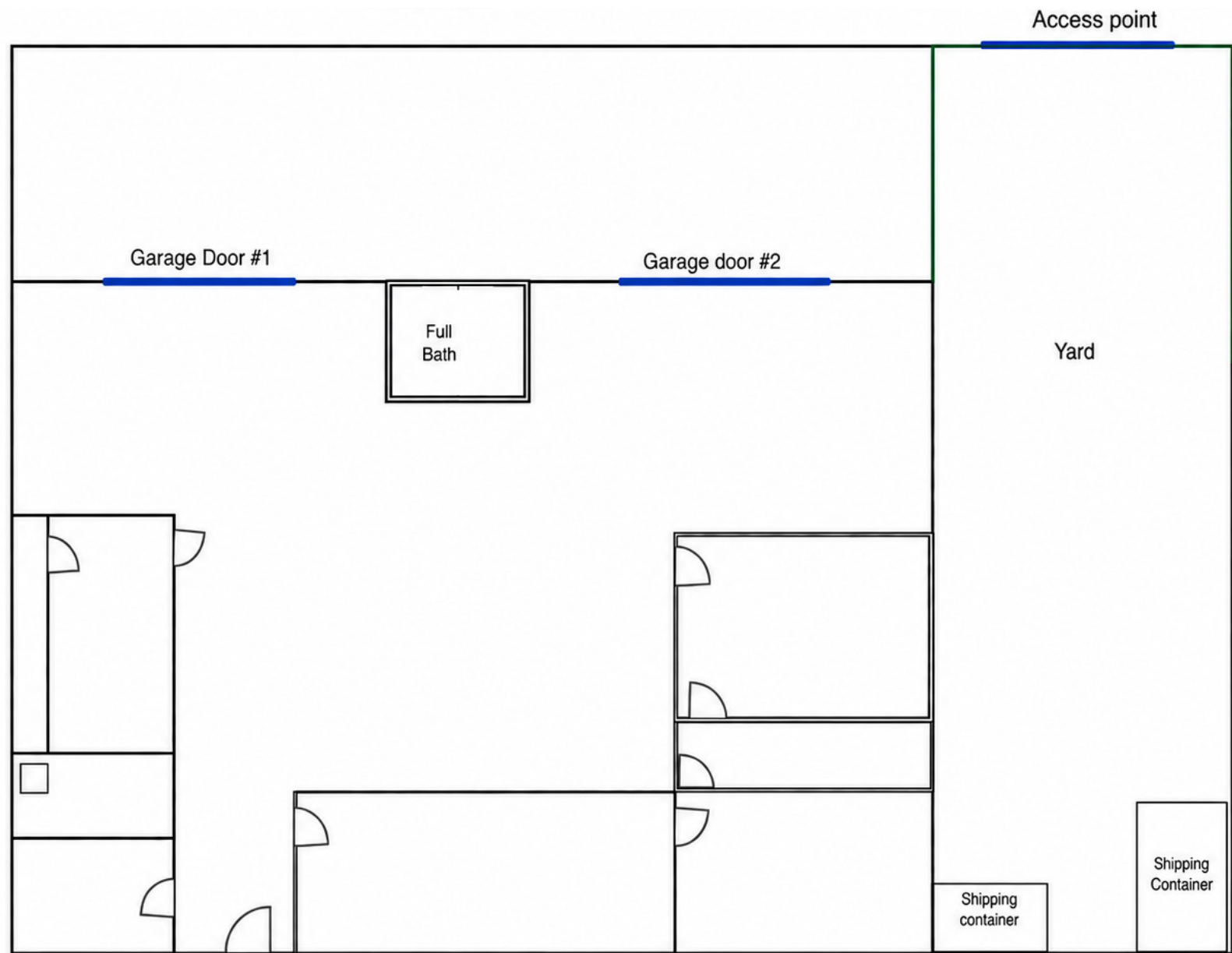
SITE **AERIAL**



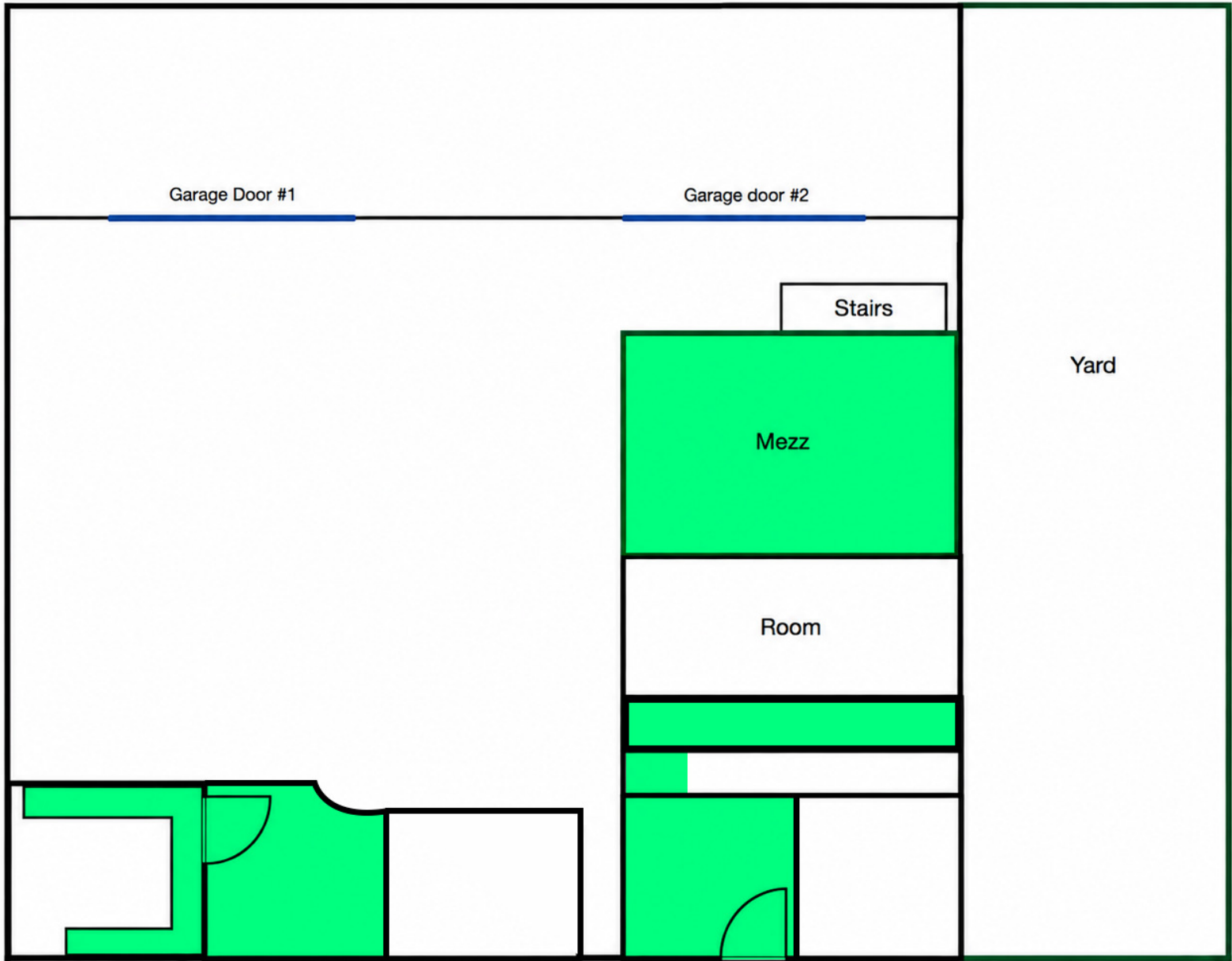
RETAILER MAP



GROUND LEVEL



MEZZANINE LEVEL



WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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