WASHINGTON PARK COMMERCIAL PROPERTY



www.FullerRE.com



The property is in West Washington Park and was rezoned to a PUD in August 2022. Walking distance to the Louisiana/ Pearl St. Light Rail Station, Washington Park, Whole Foods, Sprout's, Orange Theory, Sushi Den, and many other bars/ shops and restaurants on Pearl Street. Each Unit (1001 & 1003) is separately metered: electric/gas.

Building:	1st - 3,539±SF, 2nd - 2,016±SF Total Sq.Ft 5,555±SF	PERMITTED USES	
		 Office Dental/Medical Clinic Art Gallery/Artist Studio 	
2nd Story:	3 Bedroom Apartment - with separate entrance and address		
Lot Size:	9,387± SF	 Fitness & Rec. Sports Personal Instruction Studio 	
YOC:	1974	 Professional Studio 	
Parking:	5 on-site and street parking	 All Allowed Uses for U-SU-B 	
Zoning:	REZONED PUD-G 29		

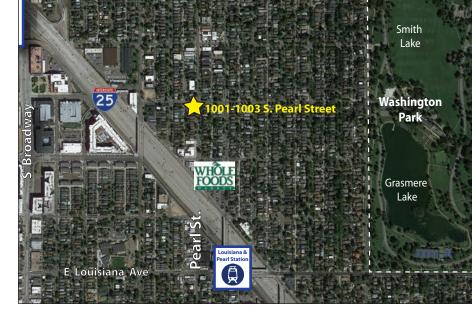
Fuller Real Estate (303) 534-4822

Click for Brokerage Disclosure Brian Baker (720) 287-5416 direct (720) 280-4733 mobile BBaker@FullerRE.com Tanner Fanello, Lead (720) 306-6022 direct (303) 945-1335 mobile TFanello@FullerRE.com

©2022 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



DEMOGRAPHICS (Source: CoStar 2022)				
	1 Mile	3 Mile		
Population:	18,529	209,471		
Households	9,226	103,006		
Average HH Income	\$119,281	\$74,762		
Median Age	39.10	36.80		





5 Annual Property in

