

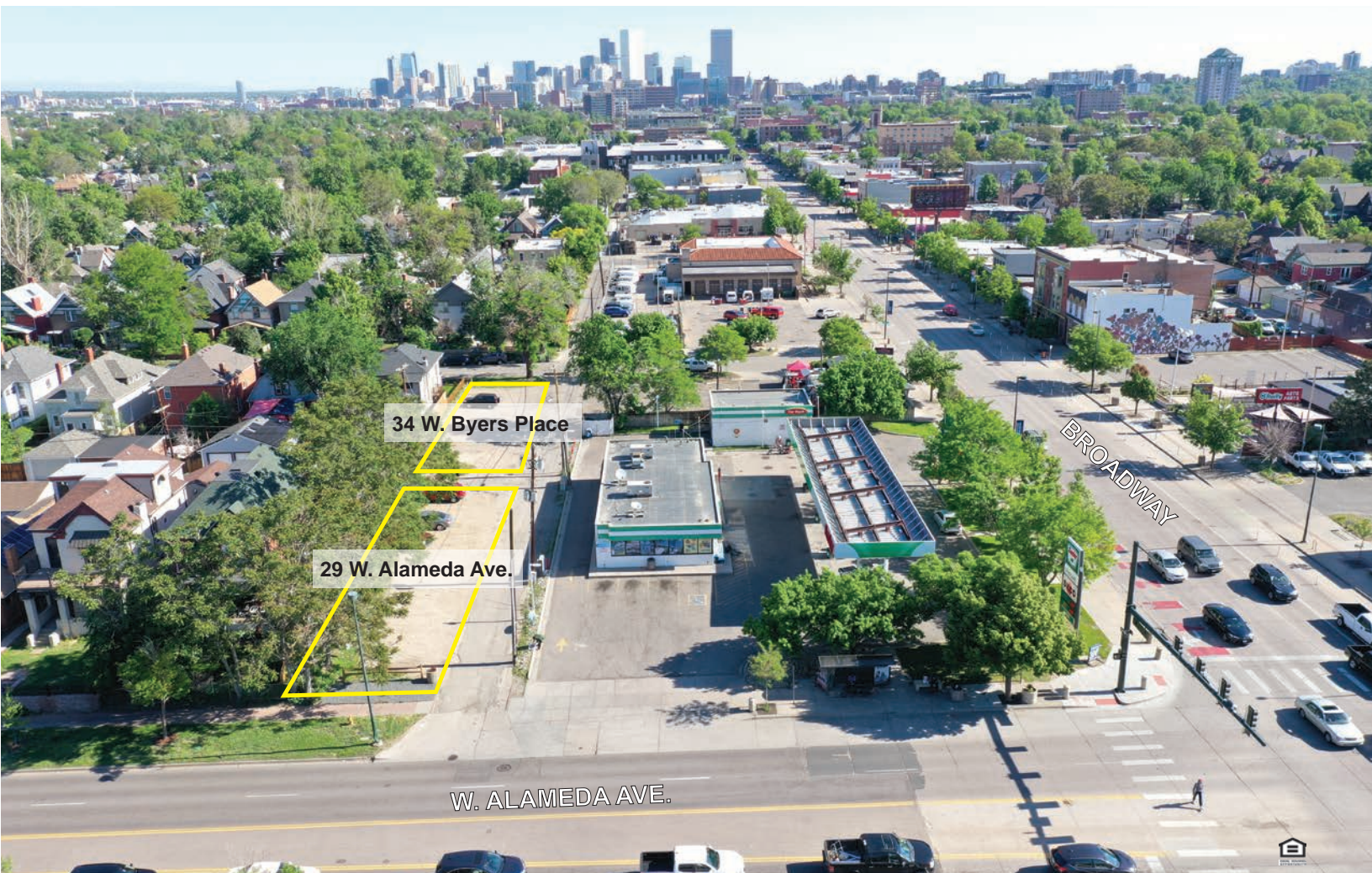
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Commercial & Residential Lots For Sale

29 W. Alameda Ave. / 34 W. Byers Place



www.FullerRE.com



## 29 W. Alameda Ave.

Lot Size:	3,996± SF
Assessor #:	0510334017000
Zoning:	U-MS-3 (Urban-Main St-3 Stories)
Taxes:	\$7,372.76

## 34 W. Byers Place

Lot Size:	4,500± SF
Assessor #:	0510334036000
Zoning:	U-RH-2.5 (Urban-Row House-2.5 Stories)
Taxes:	\$8,025.68

Located just off the busy hard corner of South Broadway and W. Alameda Ave., the properties offer high traffic counts with exceptional access to downtown, Santa Fe Dr. & I-25. Neighborhood businesses include Safeway, Office Depot, UPS, USPS, McDonalds, Subway and O'Reilly Auto Parts. Sold together or separately. Priced at \$450,000 each parcel.

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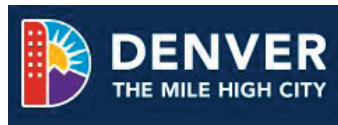
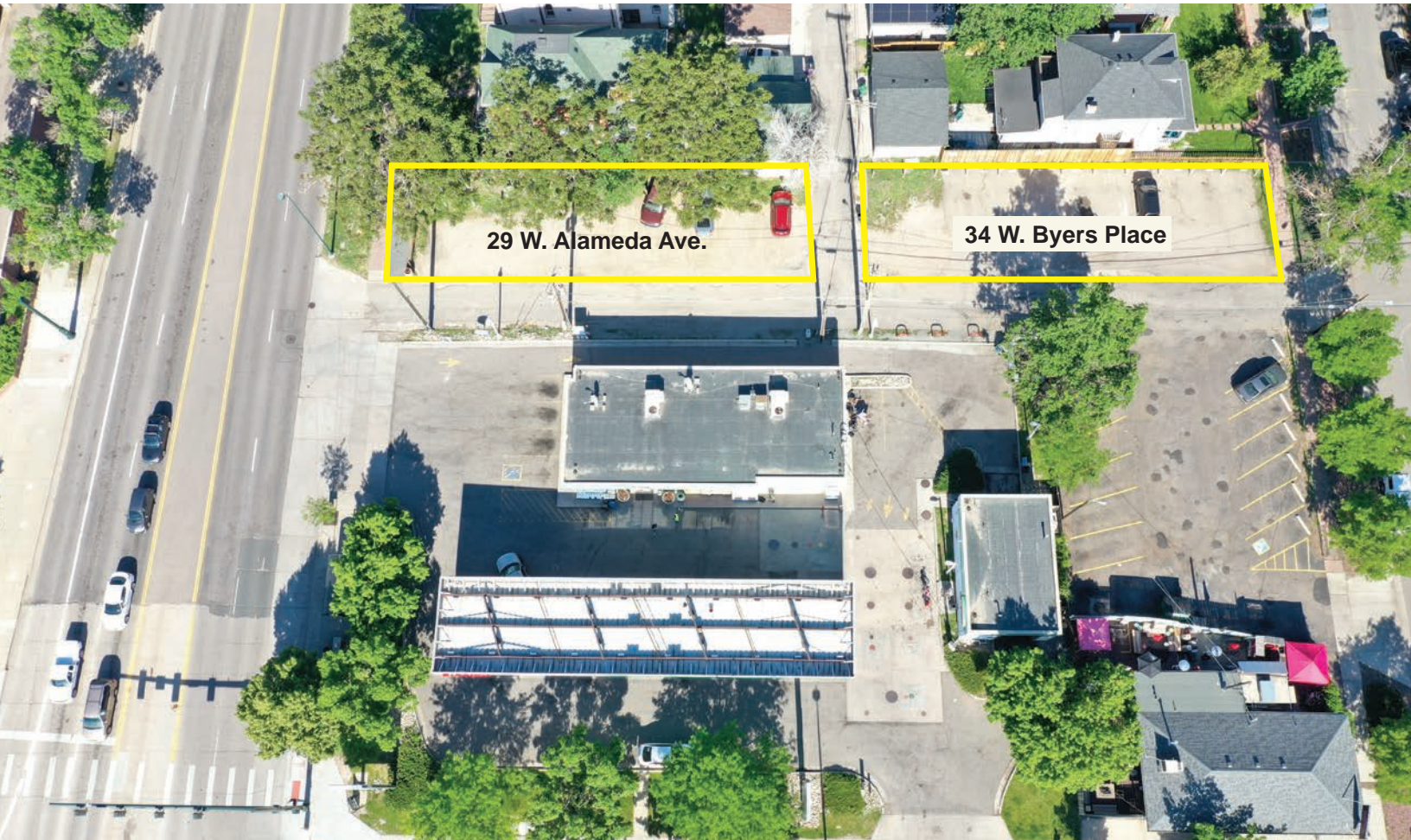
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Click LINK at left for Denver Zoning Information.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	25,977	219,892	548,502
 Households	15,174	110,727	253,649
 Median HH Income	\$82,662	\$72,907	\$76,546
 Median Age	38.50	36.70	36.80
 Traffic	30,718 VPD - W. Alameda Ave. @ S. Broadway		

CoStar 2023