

Office Bldg + Adjacent Lot for Sale



6775 & 6635 E Evans Ave, Denver, CO 80224



6635 E EVANS AVENUE

Land Size: 0.39± AC
Zoning: S-CC-3X
Taxes: \$11,616.24 (2023)
Price: **\$550,000** (\$32/SF-Land)

Incredible opportunity for an office user, investor or redevelopment on East Evans Avenue. Nearly 40,000 vehicles per day driving by the property providing great visibility with a high traffic count. Located directly across East Evans Avenue from the brand new Edera at Highline apartment development (<https://ederaapartments.com/>) and adjacent to numerous major retailers. The 1.33 acre property is the combination of two parcels zoned S-CC-3x in the City and County of Denver. The three story office building will be delivered vacant at closing.

6775 E EVANS AVENUE

Building SF: 24,795± SF
Land Size: .094± AC
YOC: 1973
Zoning: S-CC-3X
Curb Cuts: Three (3)
Roof: Veriso 60 mil TPO roof installed 9/10/2018 with 20-yr transferable warranty
Taxes: \$67,710.76
Parking: 75 Spaces
Price: **\$2,950,000** (\$119/SF)

Fuller Real Estate
 (303) 534-4822
www.FullerRE.com

**Brokerage Disclosure
 to Buyer**

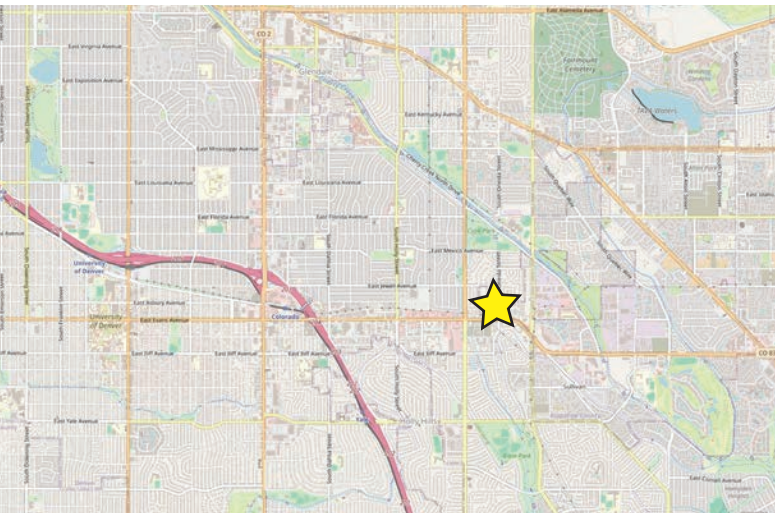
Brian Baker
 (720) 287-5416 direct
 (720) 280-4733 mobile
BBaker@FullerRE.com



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,134	184,591	437,244
Households	9,292	88,377	207,027
Median HH Income	\$67,147	\$71,187	\$75,387
Median Age	37.60	37.80	38.20
Traffic	39,294 vpd - E. Evans @ Monaco Pkwy		

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.