

Office Bldg. + Adjacent Lot for Sale

6775 & 6635 E. Evans Avenue, Denver, CO 80224



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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.

\$3,500,000

Property Information	
Building SF:	24,795± SF
Land Size:	1.33± AC Total (.39 + .94)
YOC:	1973
Zoning:	S-CC-3X
Curb Cuts:	Three (3)
Roof:	Versico 60 mil TPO roof installed 9/10/2018 with 20-yr. transferrable warranty.
Taxes:	\$11,616.24 (vacant lot) \$67,710.76 (office building)

Fuller Real Estate
(303) 534-4822

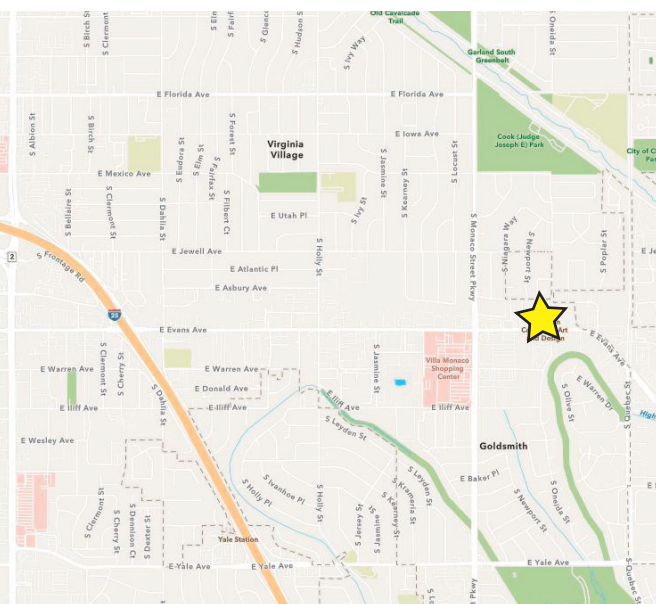







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Disclosure

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



Aerial Photography: www.AerialDroneClick.com



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 at Monaco Pkwy.		