## Investment/Owner User Property

1400, 1402, 1460 E. 64th Ave, Denver, CO 80229



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Building:	15,702± SF* Combined	#Structures:	Seven (7)
Lot Size:	1.85± AC	10 Units:	6 - Residential
YOC:	1957, 1962/1983/1990, 1964	10 011110	4 - Warehouse/Storage/Service
#Parcels:	Three (3) - #0182511201021 #0182511201020 #0182511201019	Structure Type:	Industrial / Residential
		Water/Sewer:	North Washington - 3 Water Taps 3/4"
		Ditch:	United Water
Zoning:	I-2, Adams County	Gas/Electric:	Xcel Energy

This 1.85 Acre, I-2 Zoned Adams County Land, is comprised of six (6) residential structures, two (2) warehouse units, one (1) auto service garage, and one (1) storage unit. 2023 Taxes: \$51,578.62 (payable in 2024). There is potential for future development.

**Fuller Real Estate** (303) 534-4822



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<sup>\*</sup>Square footage is estimated and subject to change.



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estminster	Sherrelwood	E 78th Ave		E 76th A
St State	WESTERN HILLS	E 73rd Ave	224	
Westminster Station Nature Play Park	Twin Lakes W 70th Ave	(224) E 68th Ave	Colorado 81,	ADAMS CITY
Lowell Blvd Berkley W 6		Washington E 64th Ave		265) Koarney E 64th Ave
	0	North Washington	Co	ommerce City E 60th Ave
W 56th A	N Piccos SI	E 58th Ave	1	E 58th Ave
W 52nd	St. Ist	n St York S		52nd Ave
Rocky Mountain W 46th A	GLO	BEVILLE ELYRIA-S	WANSEA 4	Sth Ave
Lake Park	SUNNYSIDE	E 40th Ave	Stayton St	Smith Rd PARK HILL
NORTHWEST		VER NORTH T DISTRICT NORTH DENVE	CLAYTON E:	Sth Ave
HIGHLAND	HIGHLAND /	MIK tr Blud		I K le Blod

DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	271	69,726	350,436
	Households	113	22,690	141,613
(\$)	Median HH Income	\$44,642	\$64,746	\$73,217
	Median Age	40.00	34.10	35.80
	Traffic (2022)	2,177 vpd - I	E. 64th Ave @ Fr	anklin St