

# Investment/Owner User Property

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



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**Seller Financing Available**



**NOW: \$3,750,000**  
~~FOR SALE: \$3,950,000~~

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

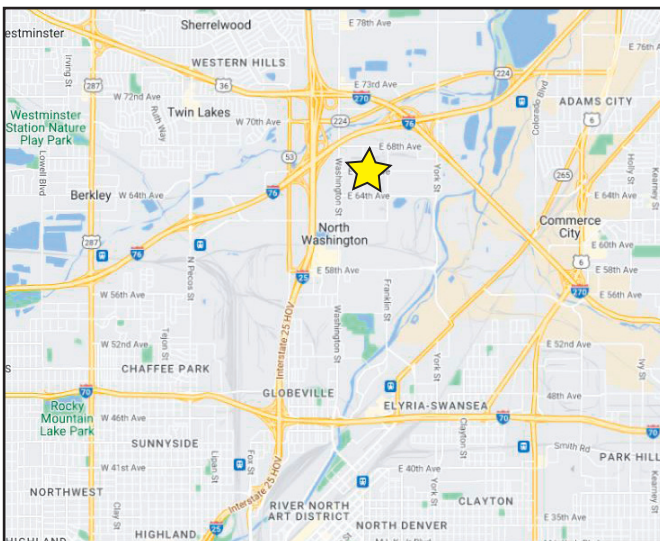
*\*Square footage is estimated and subject to change.*

**Fuller Real Estate**  
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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 - E. 64th Ave @ Franklin St		