

# Uptown Office Building For Sale

1645-1655 Grant St., Denver, CO 80203



**For Sale: \$4,725,000**

## BUILDING OVERVIEW

<b>Building SF:</b>	17,160± SF
<b>Lot Size:</b>	0.31± AC
<b>YOC:</b>	1951 / 2014 / 2017 renovation
<b>Parking:</b>	18 Spaces - Secured
<b>Taxes:</b>	\$86,178.12 (1645 & 1655)
<b>Zoning:</b>	C-MX-12
<b>HVAC:</b>	12 Units (replaced/new in 2021)

## PROPERTY HIGHLIGHTS

- ◆ Covered & Secured Parking with Fenced & Secured Bike Storage
- ◆ Modern Finishes
- ◆ ADA Access & Restrooms
- ◆ Open & Flexible Space
- ◆ Walking Distance to Restaurants
- ◆ Seller Financing Available
- ◆ Great Location in the Heart of Uptown



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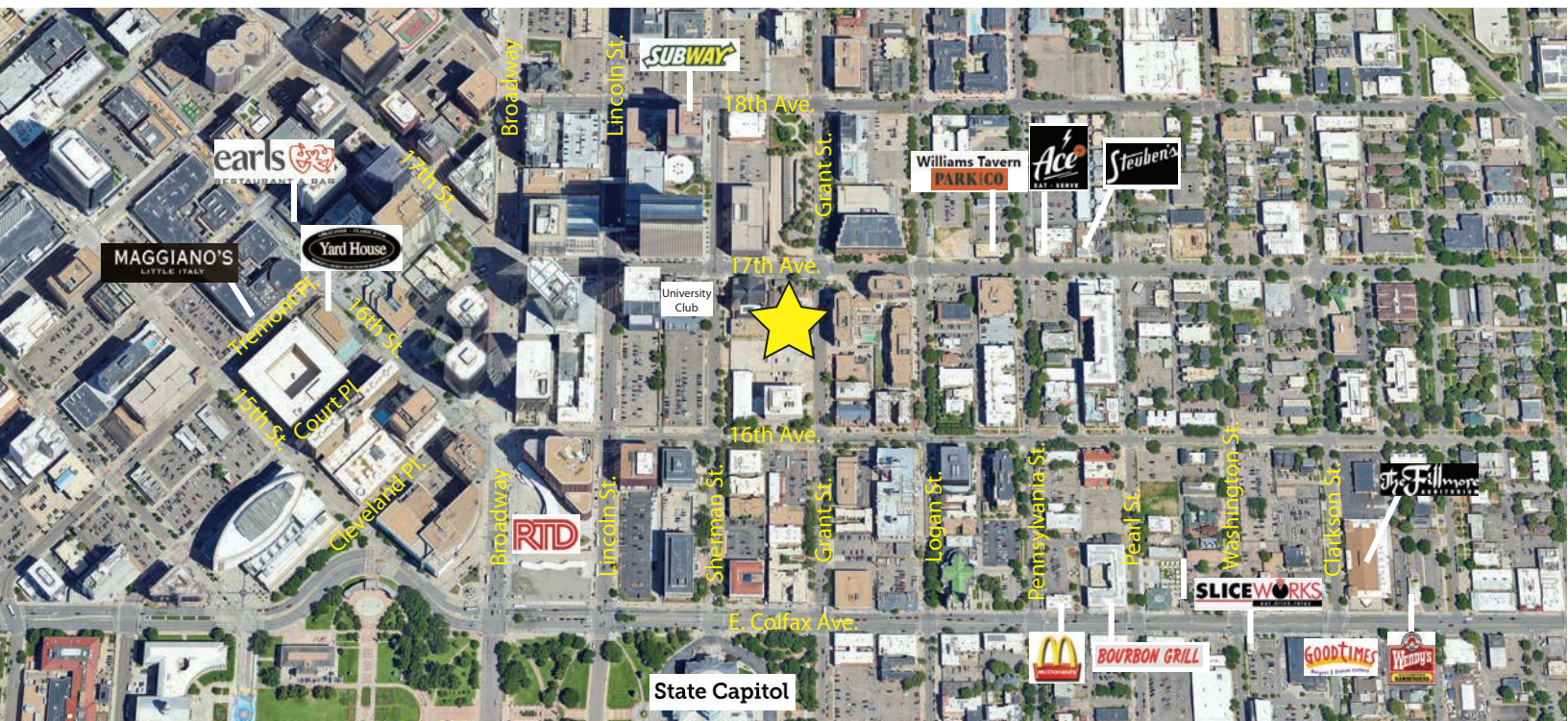
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DEMOGRAPHICS

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.