

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Investment/Owner User Property

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



www.FullerRE.com



FOR SALE: \$2,250,000

Building: 10,502± SF* Combined

Lot Size: .86± AC

YOC: 1962/1983/1990

#Parcels: Two (2) - #0182511201021
#0182511201020

Zoning: I-2, Adams County

#Structures: Five (5)

2 - Residential
3 - Warehouse/Storage/Service

Structure Type: Industrial / Residential

Water/Sewer: North Washington - Water Tap 3/4" (2)

Ditch: United Water

Gas/Electric: Xcel Energy

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

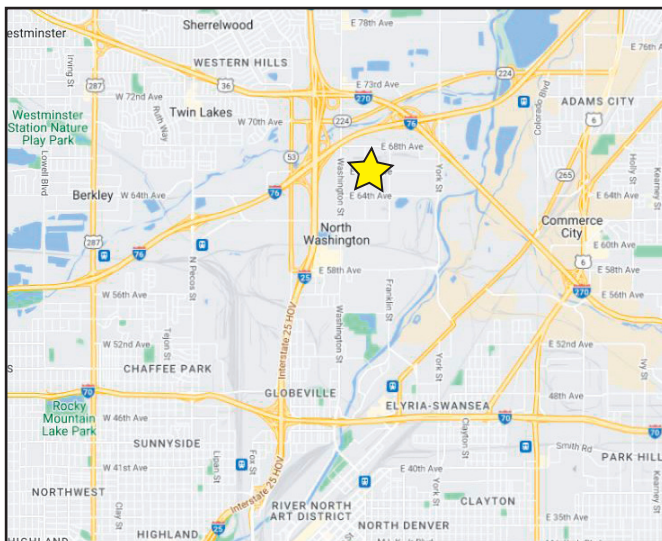
Also available for purchase: Parcel #0182511201019

Fuller Real Estate
(303) 534-4822

**Brokerage
Disclosure**

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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		