



Investment Owner/User Property

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



Seller Financing Available



PROPERTY INFORMATION

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

PROPERTY SUMMARY

This 1.85 Acre, I-2 Zoned Adams County Land, is comprised of six (6) residential structures, three (3) warehouse units, with additional storage. Excellent potential for future development.

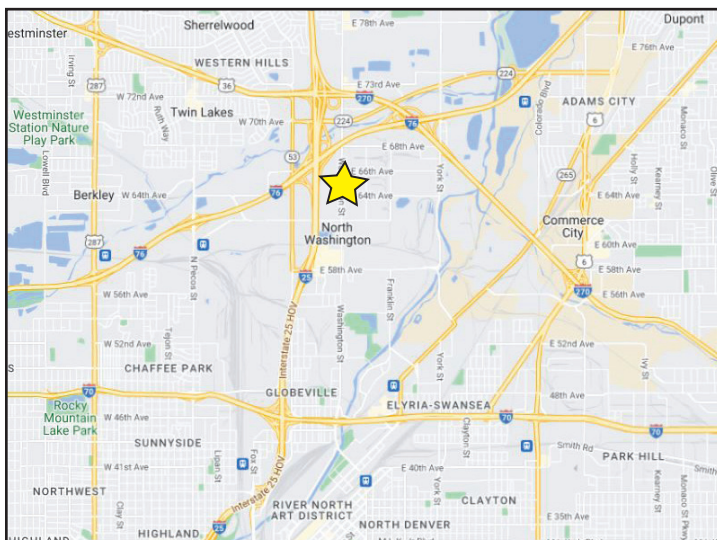
For Sale: \$3,250,000

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

Fuller Real Estate
(303) 534-4822
www.FullerRE.com

**Brokerage Disclosure
to Buyer**

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com



DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

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

2,177 vpd - E. 64th Ave @ Franklin St

Source: CoStar