

# RETAIL SPACE FOR SALE OR LEASE

911 S Havana St, Aurora, CO 80012



## OVERVIEW

Hoff & Leigh is proud to bring you 911 S Havana for sale or lease! This space offers an open, modern retail space in the up-and-coming area of southwest Aurora. This prime piece of property faces the busy stretch of Havana near Mississippi for optimal visibility and retail success. Well lit open ceilings with exposed and updated HVAC systems, accompanied by an open concept will accommodate a variety of uses. Additional parking available to support nearly any tenants needs. A variety of businesses can benefit from this maximum exposure location. Flexible landlord, willing to work with tenants from 1,200 sf to 7,250 sf. Fantastic monument signage available. Don't miss the opportunity to occupy this versatile, easily seen retail space.

## PROPERTY HIGHLIGHTS

- 49,000 + vehicles per day
- Additional 30 parking spaces available.
- RTD and lightrail access within walking distance
- Easy Access off I-25
- Monument signage
- Exposed block with great curb appeal
- Modern build out with exposed ceilings



Sale Price:

\$2,495,000



Available SF:

1,200 - 7,250 SF



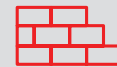
Lease Rate:

\$11.00 - 15.00  
SF/YR (NNN)



Lot Size:

0.93 Acres



Building Size:

12,240 SF



Zoning:

B-1

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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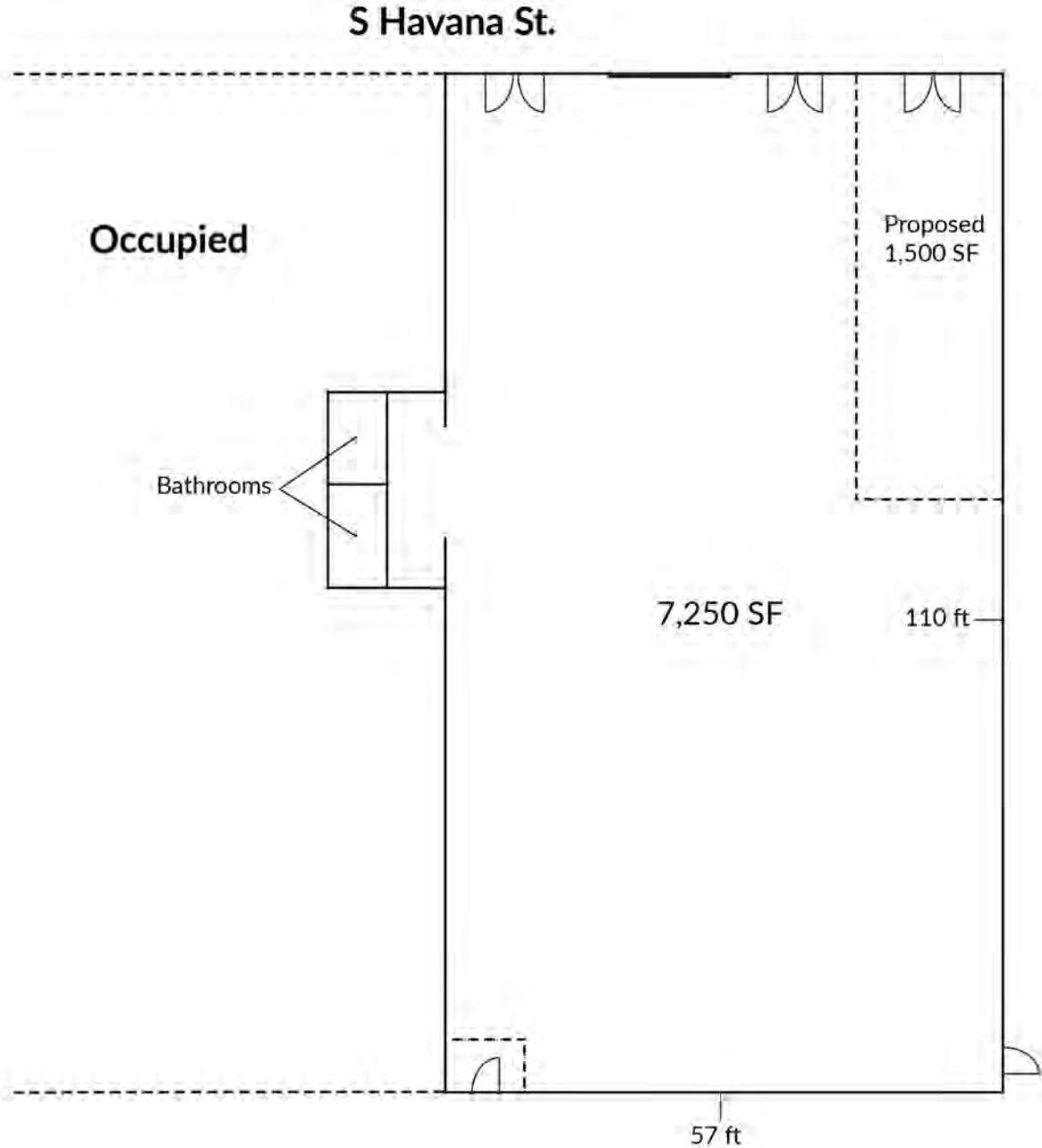
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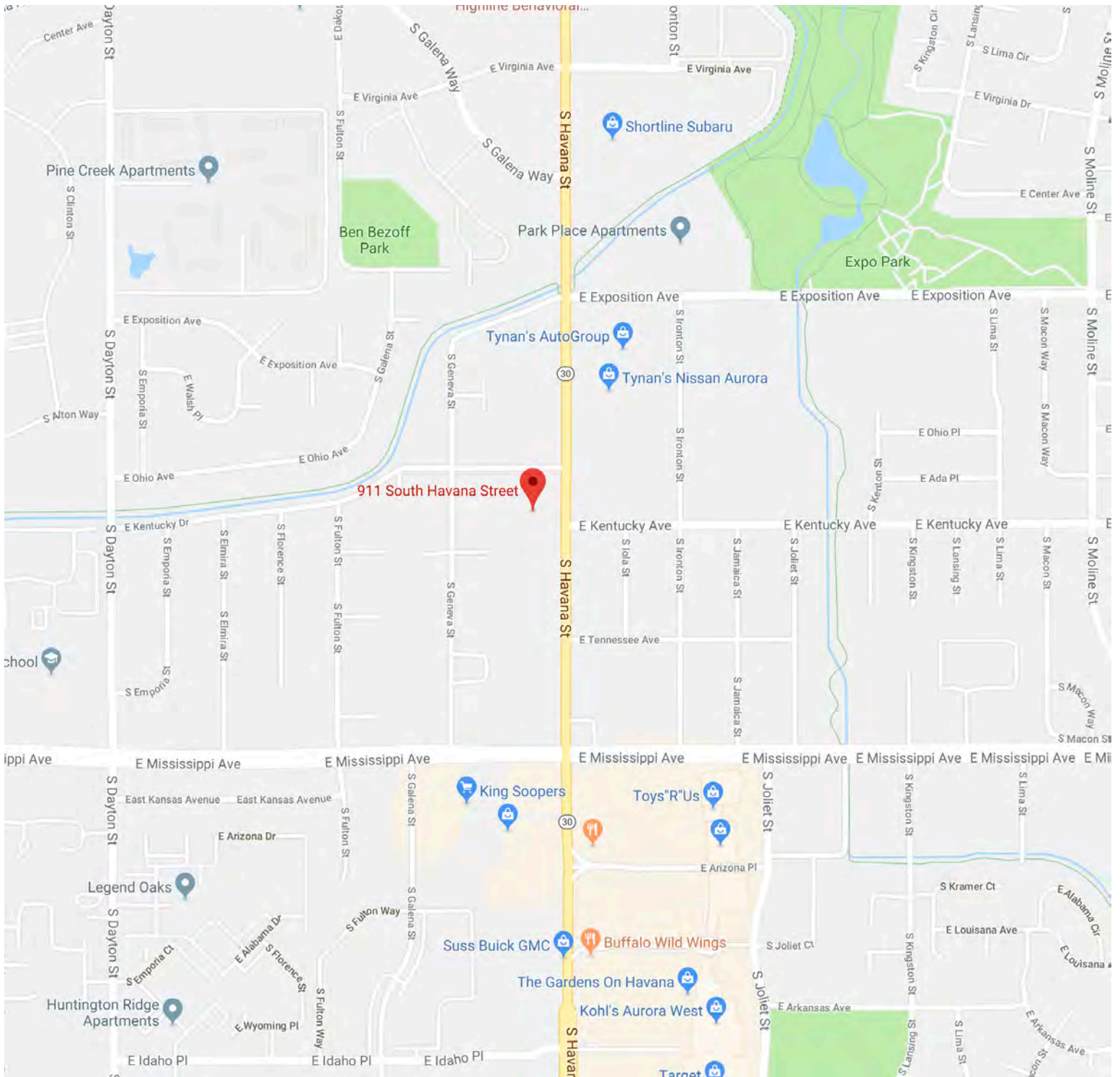
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