

MULTIFAMILY BUILDING FOR SALE

8400 E Colfax Avenue, Denver, CO 80220



OVERVIEW

Hoff & Leigh and Capital Property Group have teamed up to bring you an incredible East Colfax opportunity! This rare opportunity can continue being operated as highly profitable multifamily, converted back to a motel, or utilized for its amazing location for a re-development project. There is endless potential with this unique property sitting on a highly visible corner of E Colfax. The property is currently a 25 unit multifamily property utilized for artist housing on nearly a half acre. Contact us today for more information.

www.nightwindowcolfax.com

HIGHLIGHTS

- 25 Unit Multifamily (Artist Housing)
- Corner Location
- E-MS-3 Zoning
- Fully Renovated
- Redevelopment Potential
- Can Be Converted Back to a Motel



Sale Price:
\$2,780,000



Building Size:
8,421 SF



Lot Size:
18,300 SF



Zoning:
E-MS-3



Property Taxes:
\$14,965.40

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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In Partnership With:

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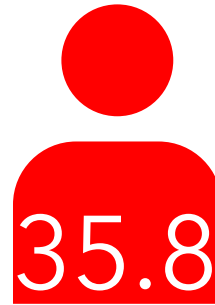
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DEMOGRAPHICS



178,438
Population



35.8
Median Age



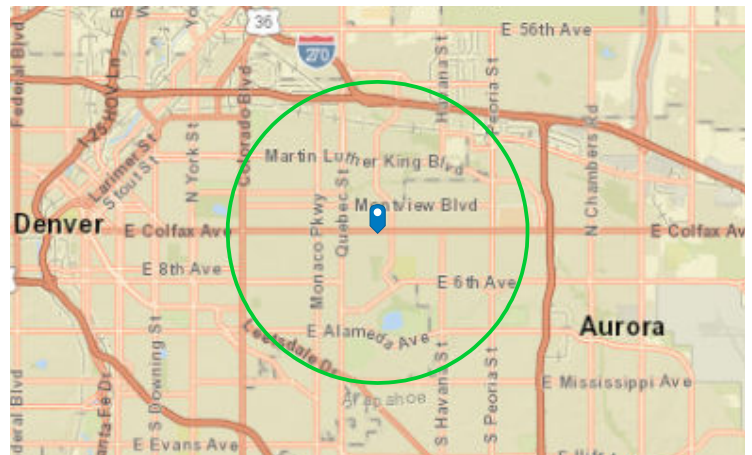
2.4
Average
Household Size



\$79,946
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Valentia St	30,200	0.1
Valentia St	3,929	0.1
Uinta St	30,200	0.1
Uinta St	6,200	0.2
Ulster St	3,912	0.2



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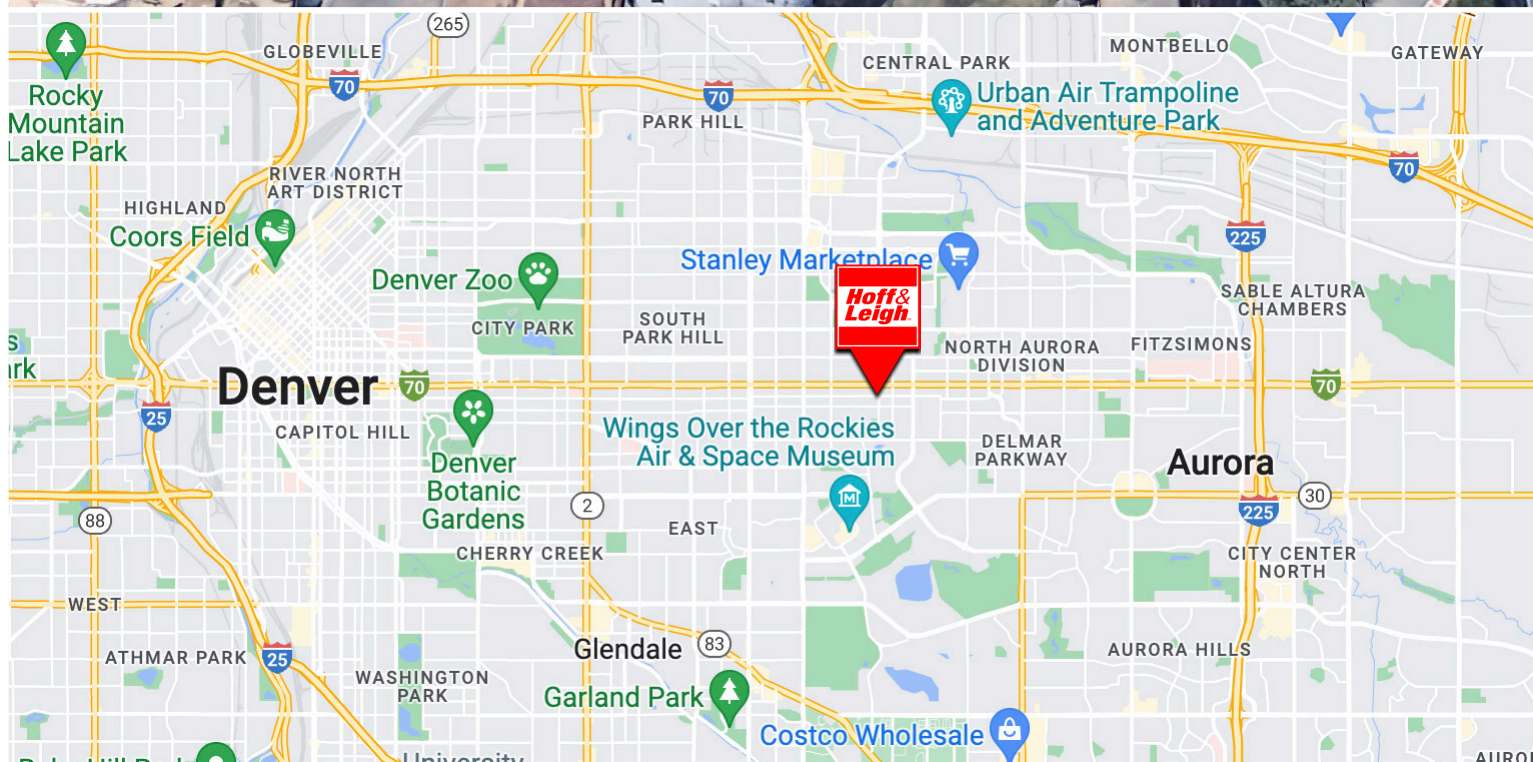
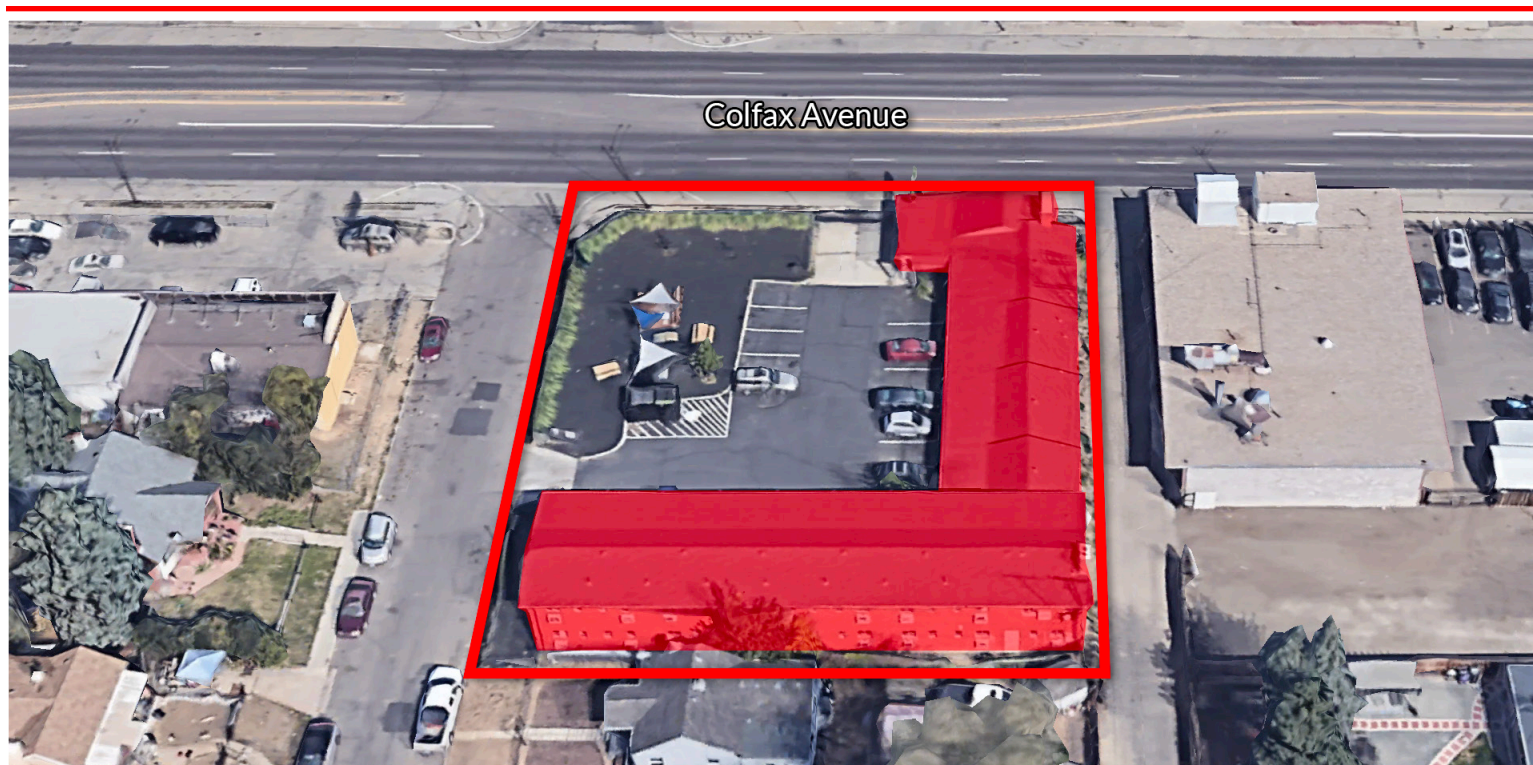
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