

# Perfect Automotive Shop For Owner-User

10945 E 14TH AVENUE, AURORA, COLORADO 80010



## Overview

Located a block from Colfax, this automotive shop is perfect for an owner-user. The shop offers a large overhead door along with an additional smaller garage door. The buildings holds 4-5 cars. There's a sales office and bathroom. The building is close proximity to Colfax and I-225.

## Highlights

- 12' x 12' Overhead Door
- Additional Garage Door
- Close Proximity To Colfax
- Small Office

## Property Details



**Sales Price**  
\$399,000



**Zoning**  
OA-G



**Building Size**  
1,945 SF

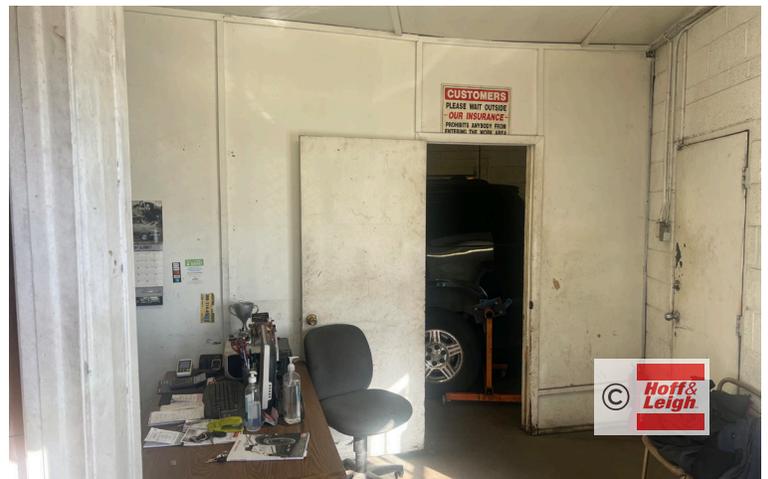
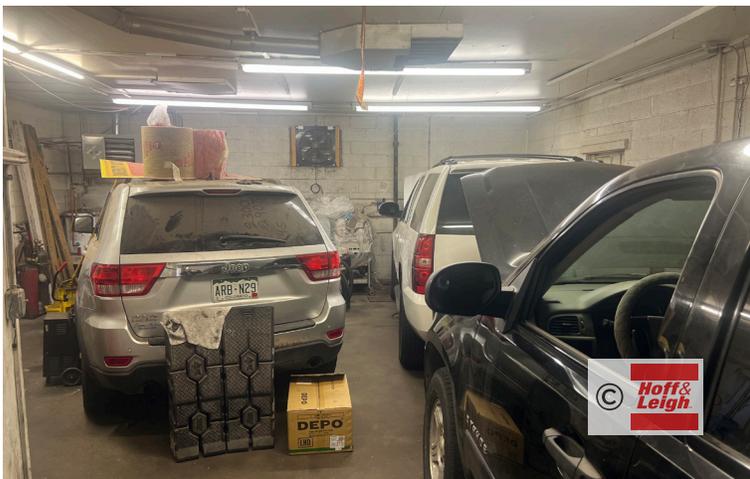
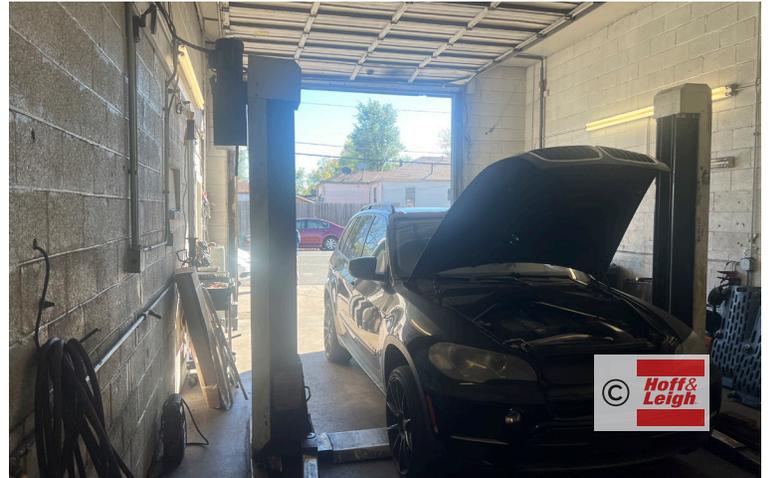
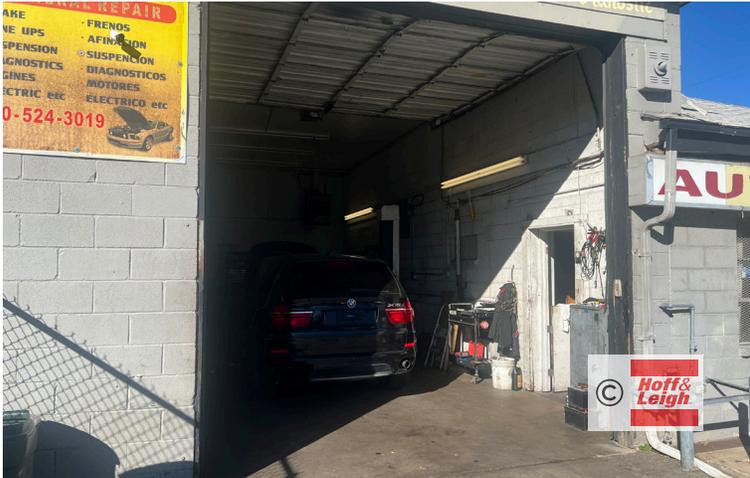


**Lot Size**  
0.05 Acres

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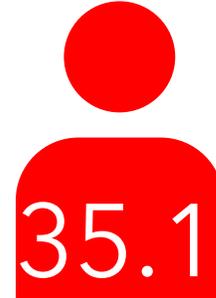
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10945 E 14th Ave, Aurora, Colorado, 80010

## DEMOGRAPHICS



174,105  
Population



35.1  
Median Age



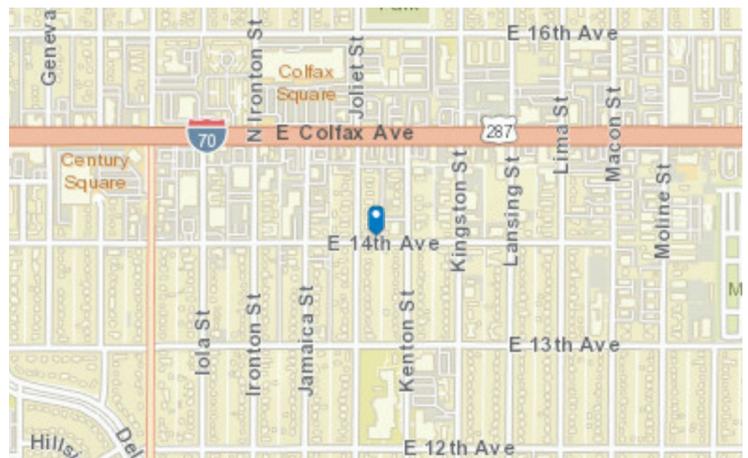
2.6  
Average Household Size



\$78,645  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Kingston St	29,600	0.1
Ironton St	27,000	0.2
Lima St	33,000	0.2
E 14th Ave	27,000	0.3
Havana St	30,175	0.3



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### 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.

**Beau Hershberger**

C: 303.667.2530

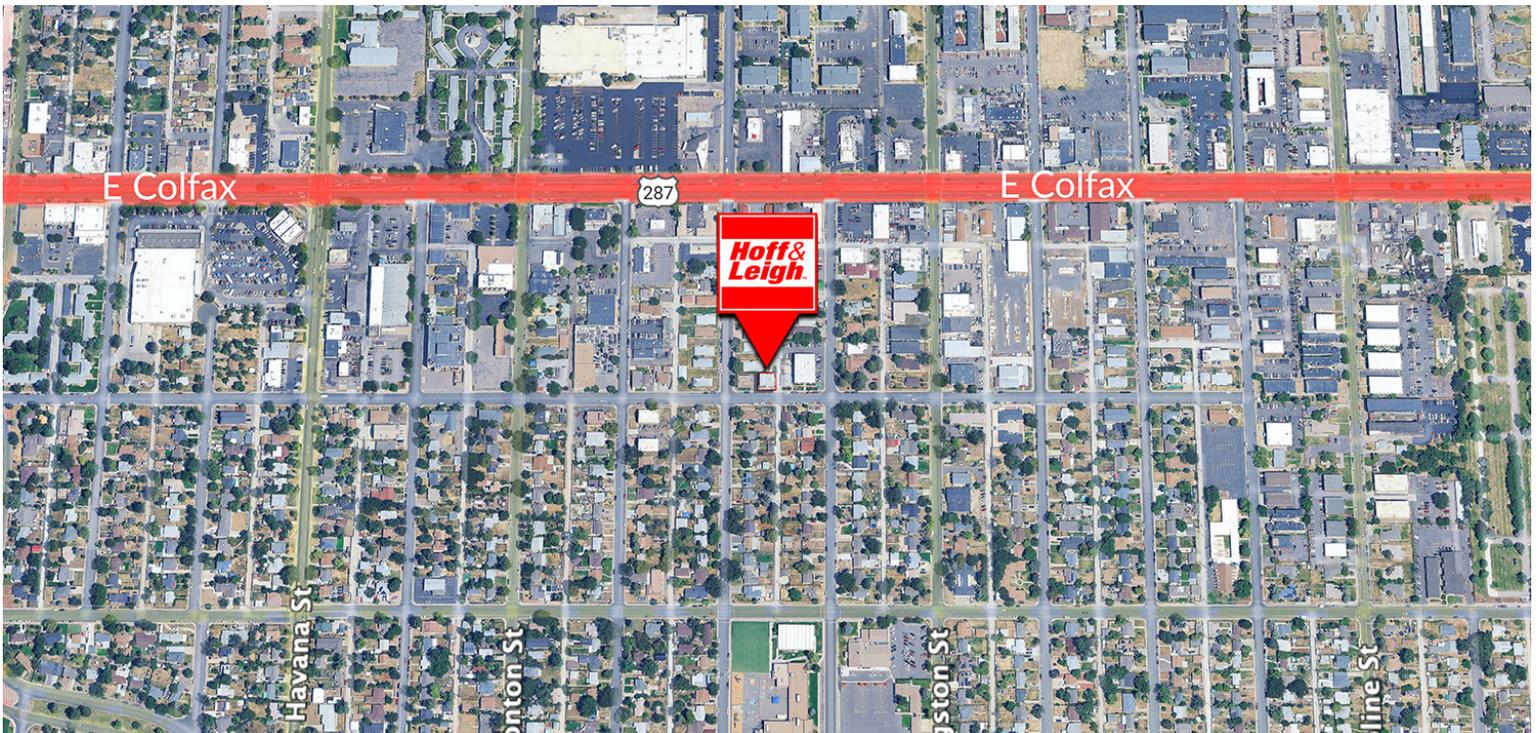
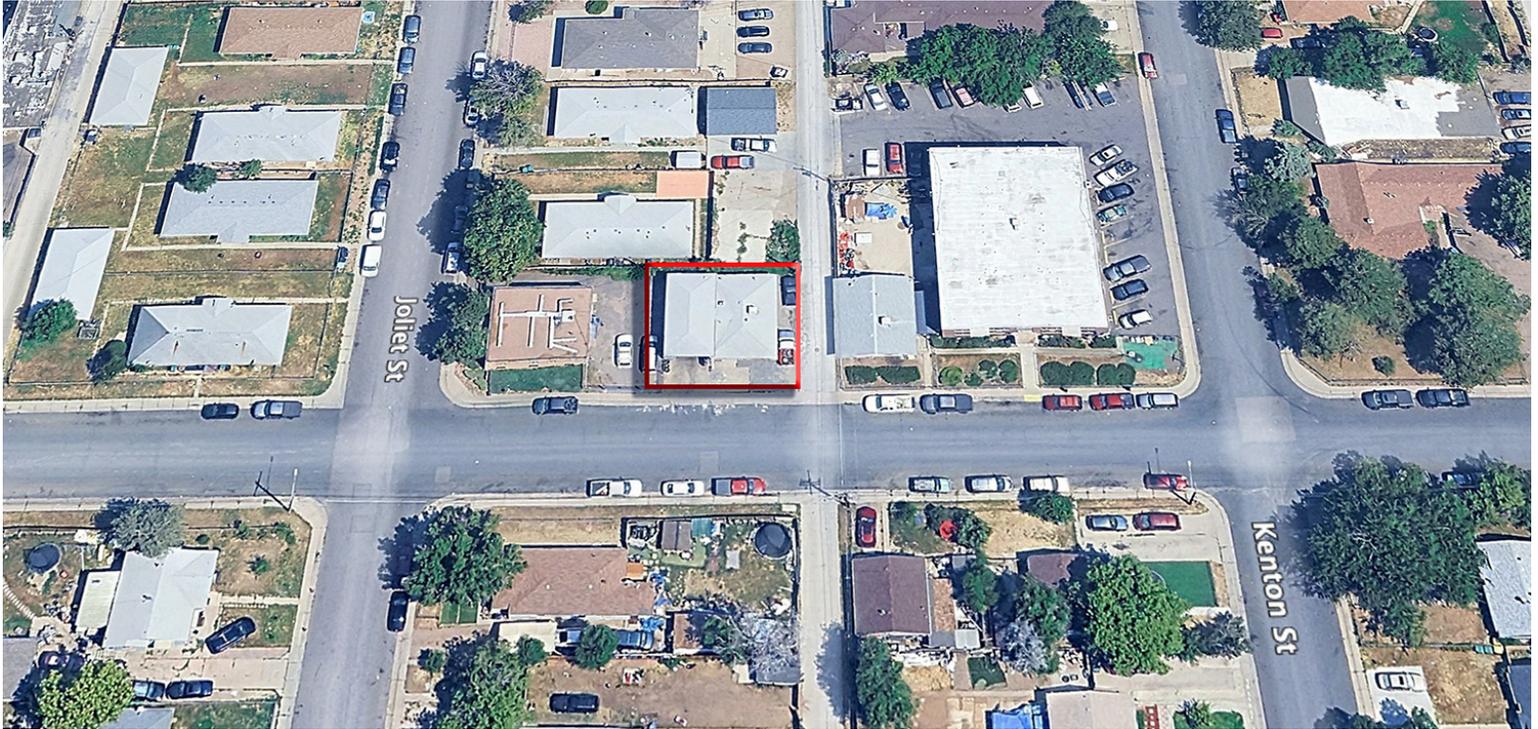
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