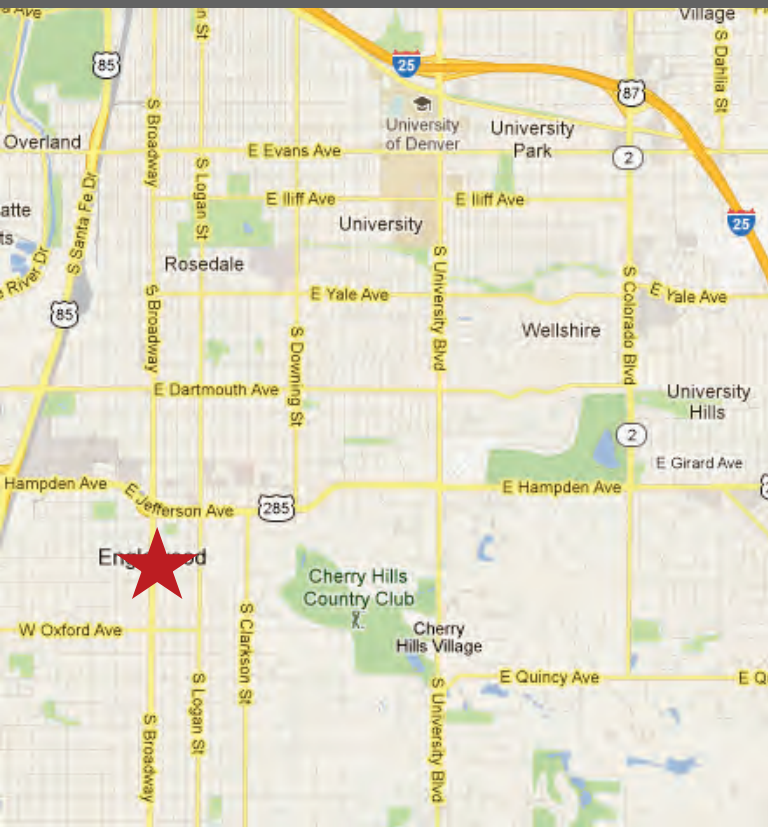


FOR SALE

13,750 SF USER/INVESTMENT



SOUTH BROADWAY & MANSFIELD AVENUE



- Location:** 3925 South Broadway
Englewood, CO 80110
- Building Size:** 13,750 SF
(Per Arapahoe County Assessor)
- Site Size:** 12,500 SF
- Zoning:** MUB-2
- Year Built:** 1924
- Sprinkler:** No
- Power:** 200 Amps, 220 Volt, 1 Phase
- Loading:** 2 – 10'x10' Grade Level Doors
- Ceiling:** 10'
- RE Taxes:** \$14,398 (2011, Payable 2012)
- Sale Price:** ~~\$635,000~~ ~~\$750,000~~ **CASH PRICE REDUCED!**
- Comments:** The north 4,000 SF is currently leased to Exotic Birds of Denver

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