



1801 W. Colfax Avenue Denver, CO 80204 www.ringsbyrealty.com

## **Scott Patterson**

scott@ringsbyrealty.com (303) 892-0121

## Office Building: 6,250 SF

## **PROPERTY FEATURES:**

**Building Size: 6,250** 

**1st Floor SF:** 3,125

**2nd Floor SF: 3,125** 

**Site Size:** 0.14

**Parking:** 8 spaces (1 car garage)

Year Built: 1928 (renovated 2016)

**Taxes:** \$46,663.62

Sale Price: \$2,250,000



- Perfect office/retail combination
- High visible location
- Extremely walkable location
- Rich history building
- Original brick

- Secured fenced parking lot
- 1 car private garage
- Perfect user office option
- Great storefront window option
- Walking distance to hotels, restaurants and all

**Downtown Denver amenities** 

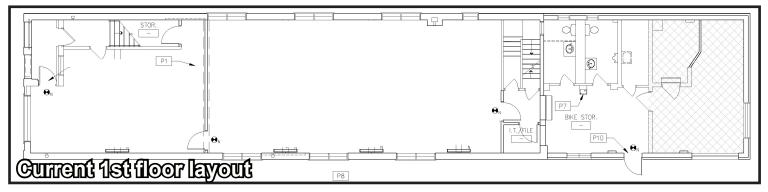
- New roof 2016
- Possible rental income w/ flexible 2 units
- Extra SF/storage in basement





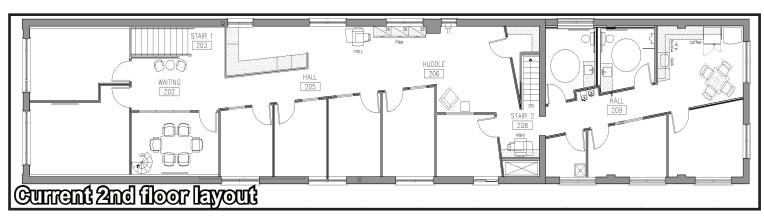
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