

FOR SALE

618-620 East 1st Avenue
Denver, CO 80203

ADVISOR
COMMERCIAL REALTY LLC



Building and Site Features

- Attractive and functional free-standing building
- Storefront style main entry with bay windows
- Excellent sign exposure to East 1st Avenue
- Flagstone front sidewalk
- Beautiful front garden and fountain display
- Gated and fenced courtyard with second entrance
- Spacious front room
- Three well-proportioned side rooms
- Elegant tile flooring throughout
- High ceilings and lots of natural light
- Rear breakroom with kitchenette
- Back restroom adjacent to breakroom
- Mechanical and storage room in basement
- Furnace supplied heat with subfloor ducting
- Roof mounted evaporative cooling unit
- Small fenced and paved back area off alley
- Potential for assemblage and redevelopment



Suitable For Numerous Retail / Office Uses

Price:	\$665,000.00
Improvement Sizes:	1st Floor : 985 SF Basement : 228 SF Courtyard : 130 SF
Total :	1,343 SF
Lot Size :	1,469 SF
Zoning :	G-MU-3

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Helping You Make The Right Strategic Moves In Commercial Real Estate

9085 E. Mineral Circle, Suite 270 ♥ Centennial, CO 80112 ♥ 720.274.9800 ♥ www.ACRteam.biz

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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Front Room



Break Room w/Kitchenette



Restroom



Back Side Room



Front Side Room



Side Room to Courtyard

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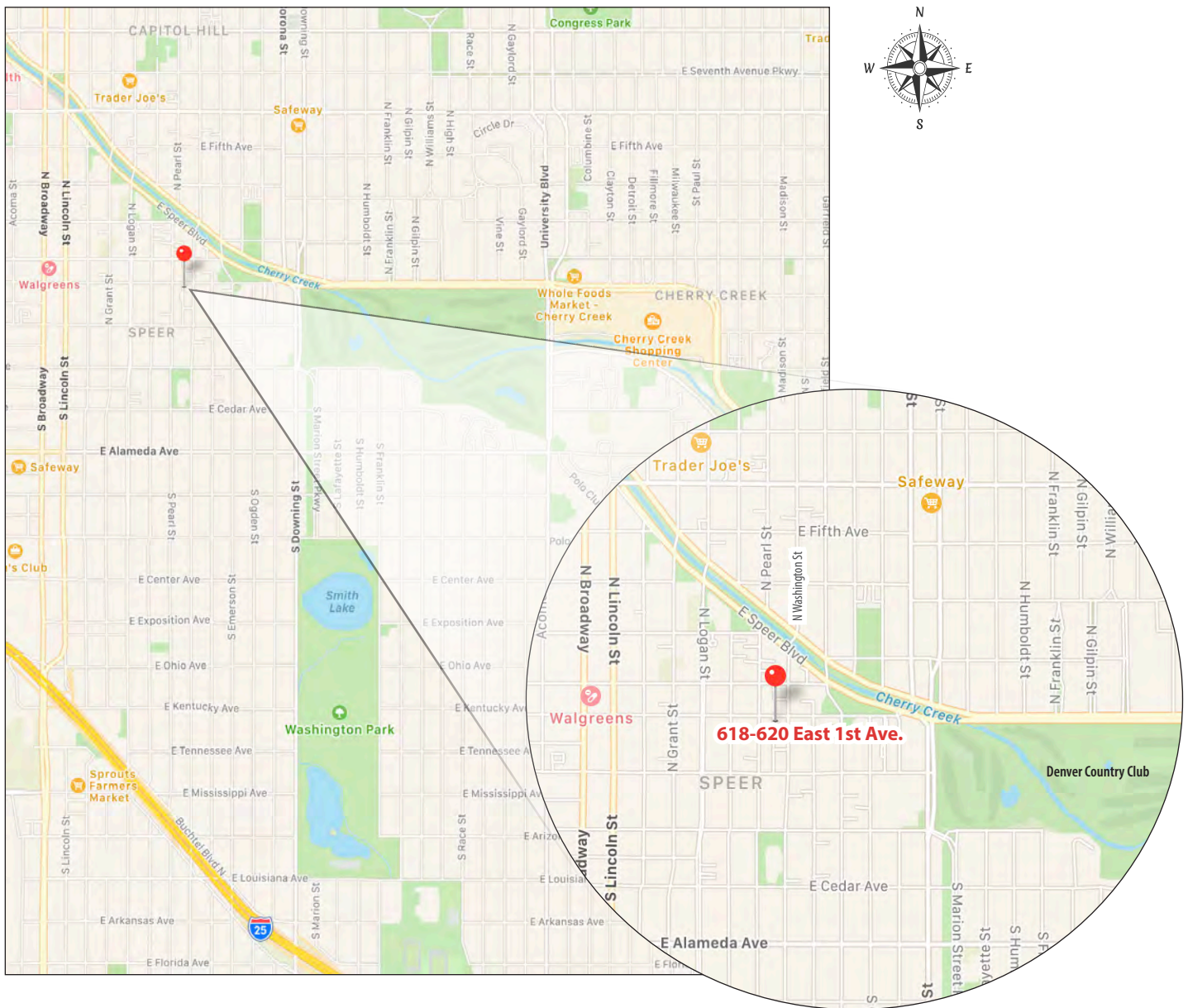
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Location Features

- Great central location between Midtown and Cherry Creek on East 1st Avenue
- Bordered by Pearl and Washington Streets and just 10 blocks from the Denver Country Club
- Densely populated with numerous apartments, condominiums, and single-family homes

Area Map



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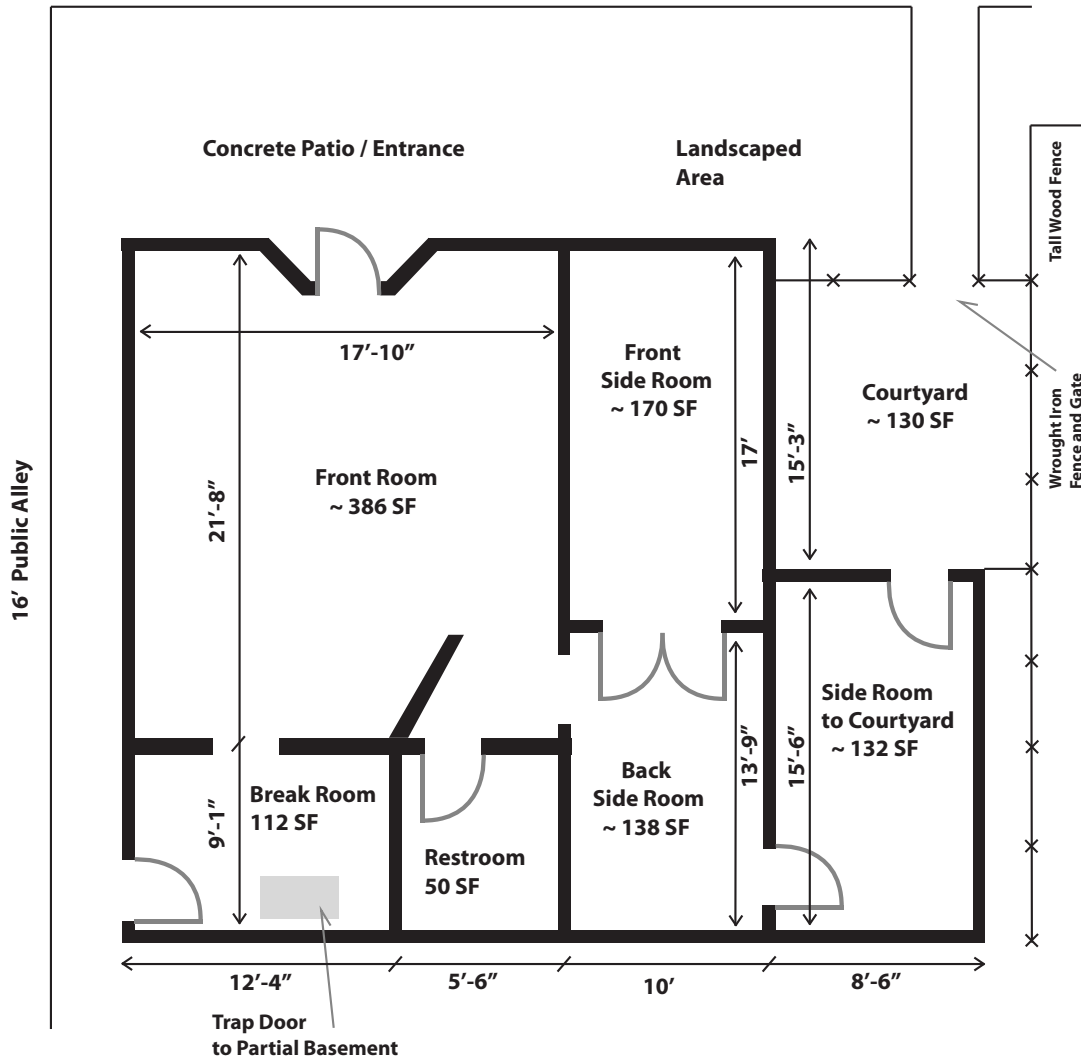
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Floor Plan with General Layout

620 E. 1st Avenue, Denver, CO



5' Wide Sidewalk



Co-listed with the 39 North Home Team of Home Smart Realty Group

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