



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# Downtown Retail/Office Opportunity For Sale

## 2062 Stout St., Denver, CO 80202



### PROPERTY FEATURES

<b>Building:</b>	6,280± SF
<b>Lot:</b>	6,285± SF or .14ac
<b>Drive-In</b>	1- 8'w x 9'h
<b>District:</b>	Arapahoe Square
<b>Zoning:</b>	D-AS-20+
<b>FOR SALE:</b>	<b>\$1,299,000</b>

Ideal location for office, retail or redevelopment. This free-standing building located in Arapahoe Square has quick access to downtown, RiNo and Coors Field. Easily accessible by I-25 & Broadway and offers frontage on both Stout and 21st Street. Exceptional access to public transit and surrounded by over 1,000 multifamily units under construction.



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