



186 E. 45th Avenue

Denver, Colorado 80216

Property Overview

- Beautiful freestanding retail building available for lease or sale in the vibrant Globeville neighborhood
- Close proximity to RiNo Arts District, Downtown Denver, and the Highlands neighborhoods
- Ideal for food & beverage or office user
- Building features partial restaurant buildout including floor drains, on-site parking, and prominent corner location
- Quick, easy access to I-70 & I-25 via Washington Street or Globeville Road
- Four (4) suites ranging in size from 200 SF to 1,140 SF

Sale Price: \$1,090,000

Lease Rate: \$17.50-\$21.00/SF NNN

Property Facts

Building SF:	2,600 SF
Lot Size:	6,250 SF
Zoning:	E-MX-2
NNN Expenses:	\$6.00/SF
Parking:	6 spaces

For more information:

Joey Gargotto

720 881 7540

jgargotto@shamesmakovsky.com

1400 Glenarm Place, Suite 100

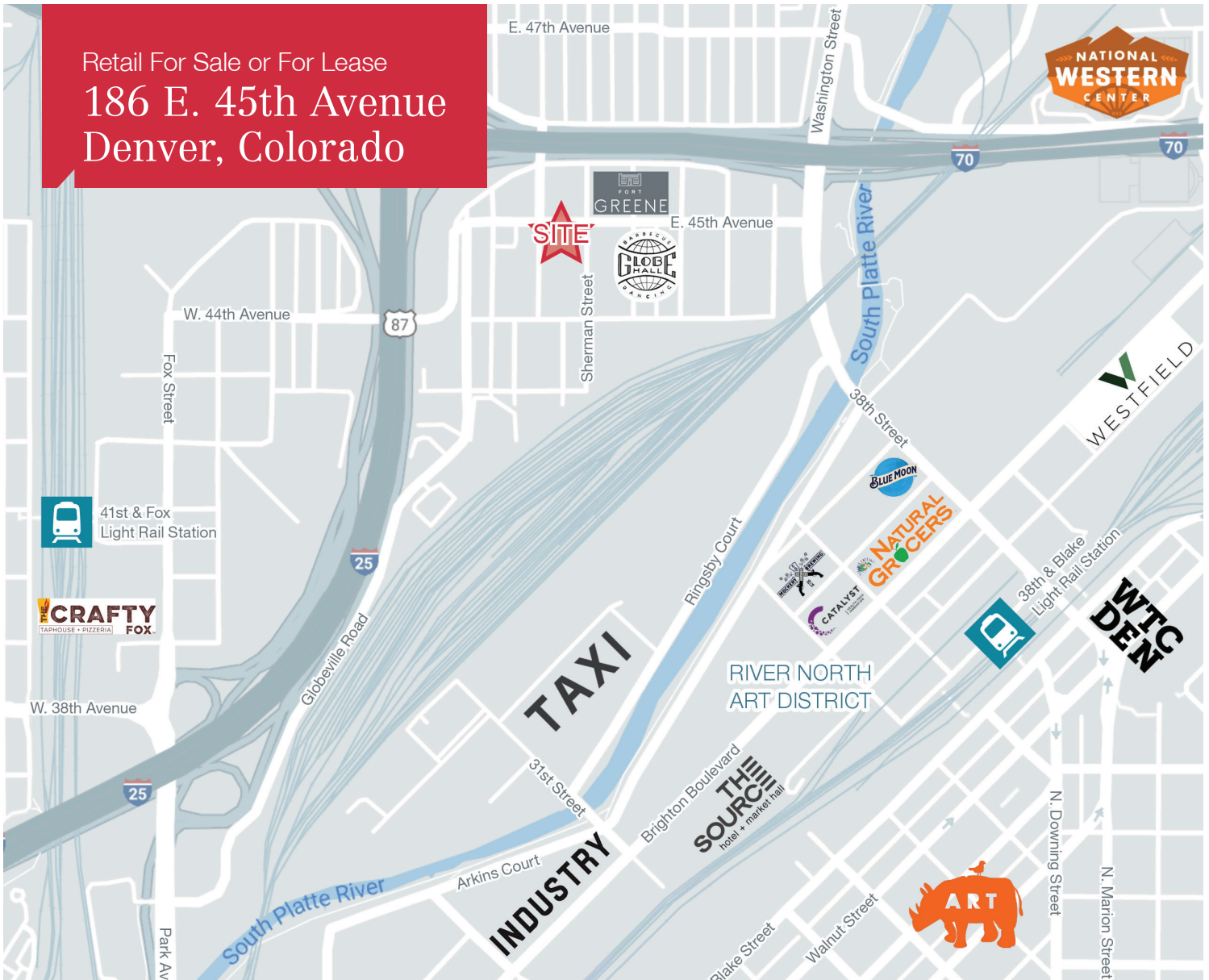
Denver, CO 80202

303 534 5005

naishamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Retail For Sale or For Lease
186 E. 45th Avenue
Denver, Colorado



Traffic Counts

Vehicles/Day

E 45th Ave @ Lincoln St	4,000
Washington St @ E 45th Ave	49,000
W 44th Ave @ Broadway	6,000

*Source: SitesUSA

For more information:

Joey Gargotto

720 881 7540

jgargotto@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com