



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Federal Blvd. Industrial Building For Sale

263 Federal Blvd., Denver, CO 80219



PROPERTY FEATURES

Building:	2,175± SF	Zoning:	E-MX-3
Lot:	5,345± SF	Taxes:	\$7,777.42 (2018)
YOC:	1964	Sale Price:	\$625,000

Located just south of the 6th Avenue & Federal Blvd. interchange, this industrial opportunity offers excellent visibility and access. Currently used as an automotive repair facility, the building has both an office and warehouse/repair facility component. Zoning allows for a wide variety of commercial uses. There are two drive-in doors. Offered at \$625,000.

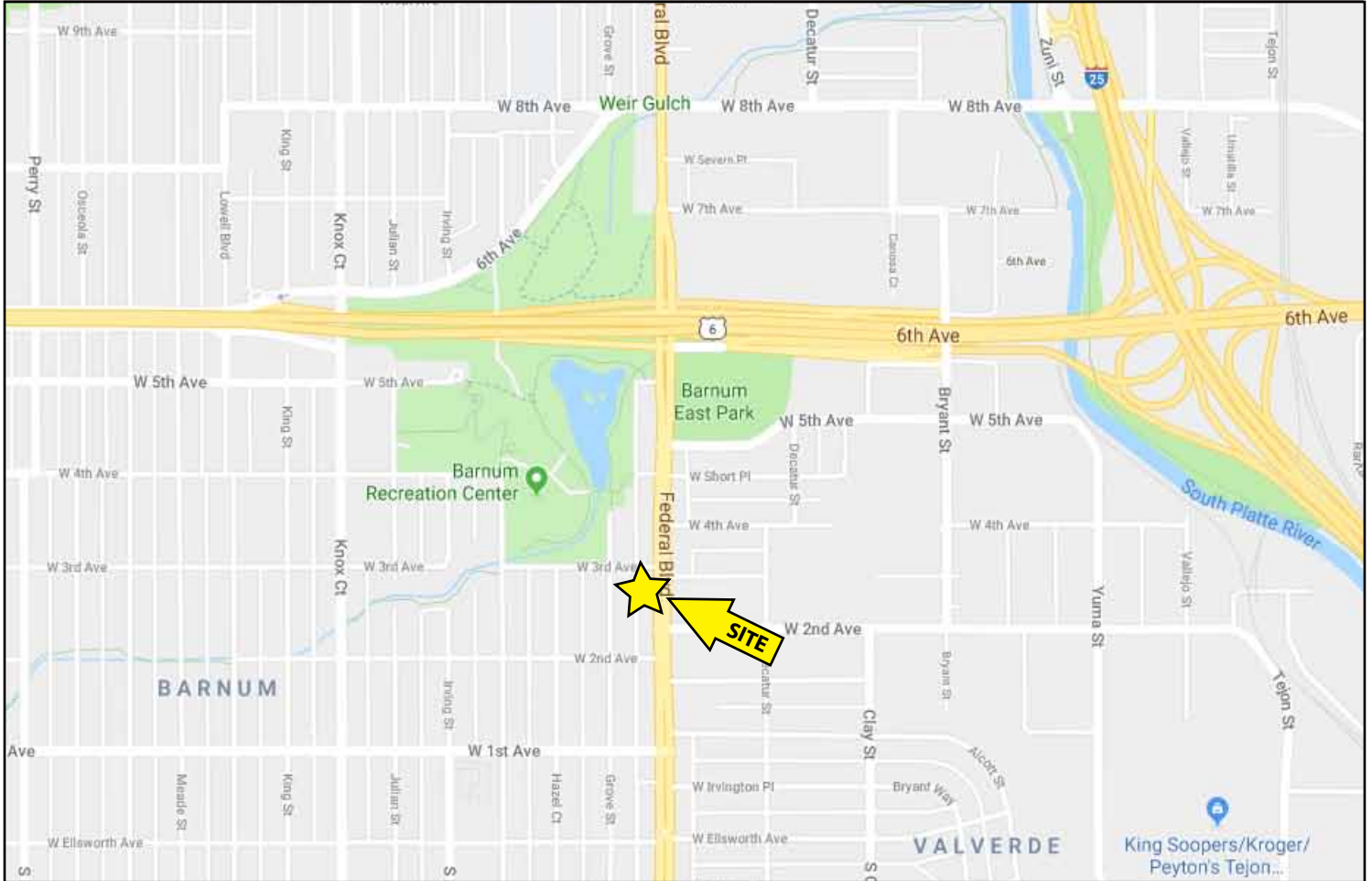


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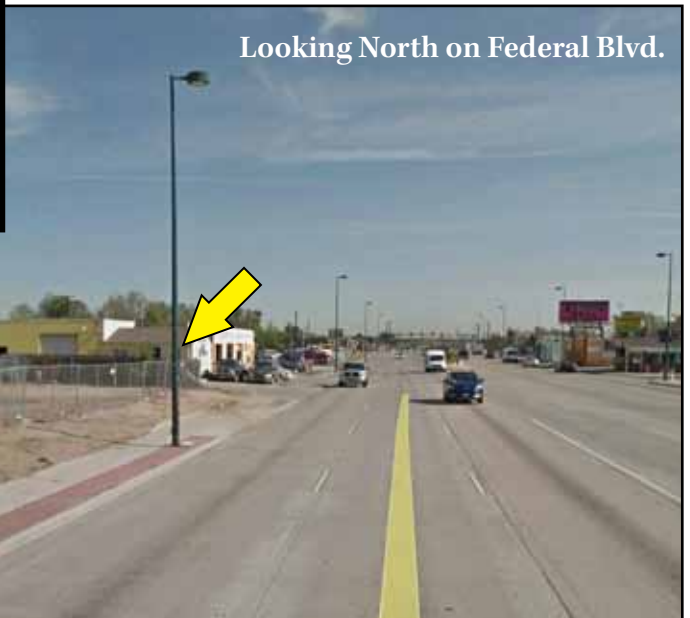
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DEMOGRAPHICS (CoStar)	Radius		
	1 Mile	3 Mile	5 Mile
Population:	20,687	229,997	510,940
Median Age:	30.50	34.40	35.70
Households:	6,084	103,740	229,891
Average HH Income	\$50,771	\$78,728	\$135,155
Employees:	11,041	222,720	397,569
Businesses:	876	17,562	36,751

TRAFFIC COUNTS (CoStar)

Federal Blvd @ W. 2nd Ave. - 40,000 vpd



Looking North on Federal Blvd.