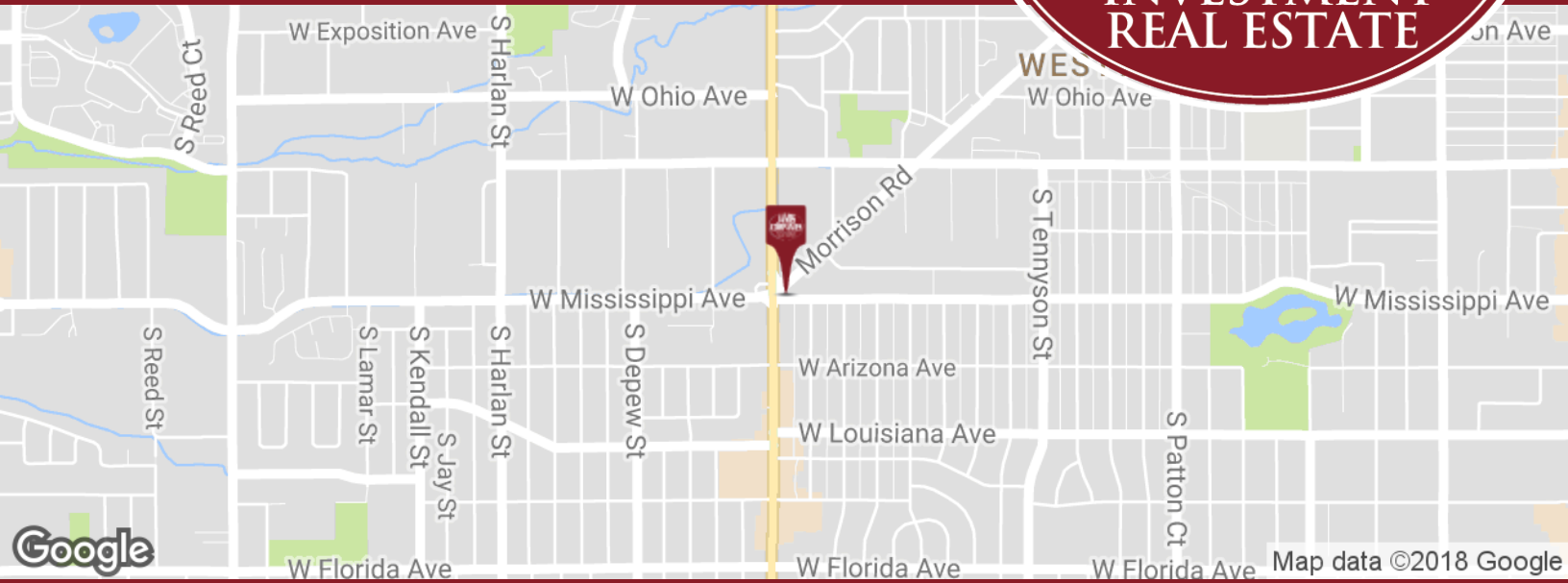




## RETAIL PROPERTY FOR SALE

REMODELED AUTO SHOP

5190 MORRISON RD, DENVER, CO 80219



*Presented By:*

**JAY M. SONEFF, MBA**

PRESIDENT

303.295.1815

JAY@JAMISCO.COM

# RETAIL PROPERTY FOR SALE

REMODELED AUTO SHOP  
5190 MORRISON RD, DENVER, CO 80219



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.19 Acres
Year Built:	1947
Building Size:	3,186
Renovated:	2016
Zoning:	EMX
Market:	Denver
Submarket:	Morrison Rd Corridor
Price / SF:	\$298.18

## PROPERTY OVERVIEW

Prime, high visibility corner with lighted 6X12 billboard for owner renovated with 200 single phase electric, new rooftop swamp cooler, new overhead gas fired heater and new water heater. Comes with 400 SF of basement storage as well as a large secured parking area with access from both Morrison Rd and Mississippi Ave.

## PROPERTY HIGHLIGHTS

- 3 Drive in doors
- 3,186 SF Building
- 5,173 SF Fenced Yard
- Dual Entry
- 1 Lift
- Newly renovated

### *Presented By:*

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM



# RETAIL PROPERTY FOR SALE

REMODELED AUTO SHOP  
5190 MORRISON RD, DENVER, CO 80219



## ADDITIONAL PHOTOS



Main Room towards Office



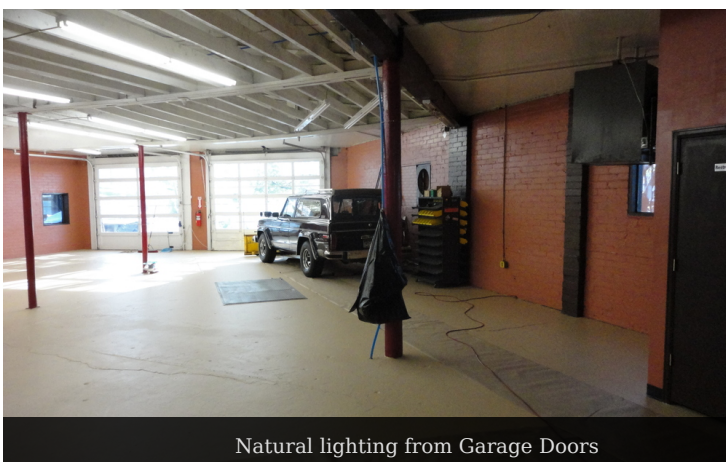
Garage Doors



Fenced Yard



Main Area



Natural lighting from Garage Doors



Showroom, Open Office, Main Area

### *Presented By:*

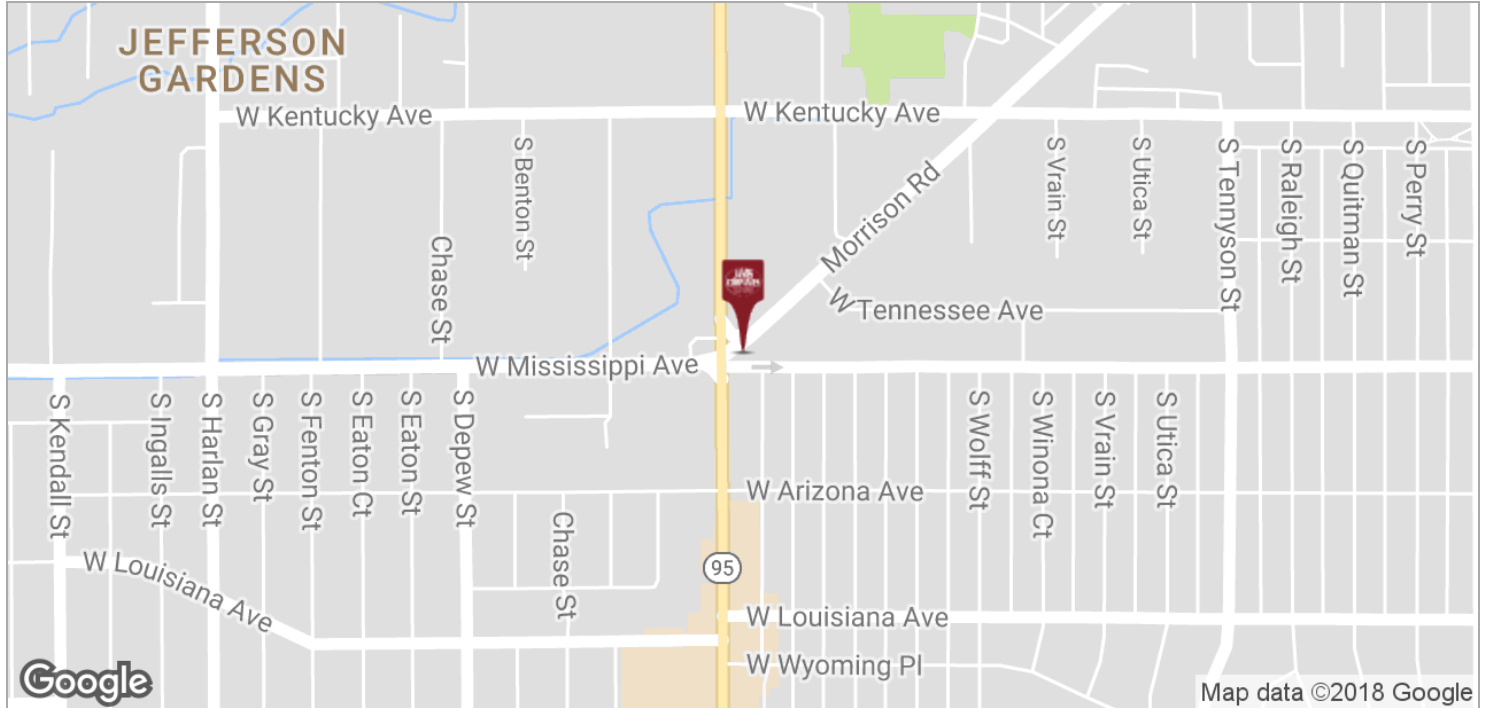
**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM

# RETAIL PROPERTY FOR SALE

REMODELED AUTO SHOP  
5190 MORRISON RD, DENVER, CO 80219



## LOCATION MAPS



**Presented By:**

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM

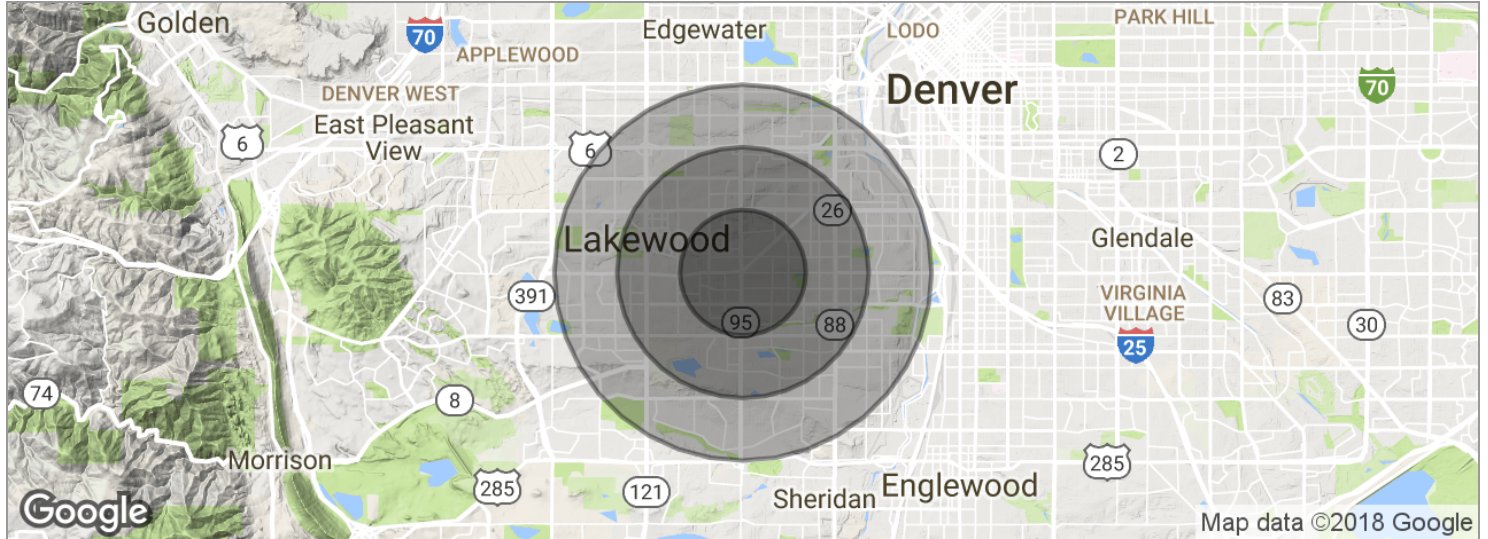


# RETAIL PROPERTY FOR SALE

REMODELED AUTO SHOP  
5190 MORRISON RD, DENVER, CO 80219



## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	21,625	84,374	172,883
Median age	33.4	32.3	33.3
Median age (male)	32.2	31.0	32.0
Median age (Female)	34.8	34.3	35.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,384	29,926	62,349
# of persons per HH	2.9	2.8	2.8
Average HH income	\$49,432	\$52,397	\$53,352
Average house value	\$199,067	\$209,544	\$214,348

\* Demographic data derived from 2010 US Census

**Presented By:**

**JAY M. SONEFF, MBA**  
PRESIDENT  
303.295.1815  
JAY@JAMISCO.COM