

FOOD PREP BUILDING

1174-1176 S. Cherokee St., Denver, CO 80223

FOR SALE



PROPERTY HIGHLIGHTS

- Excellent Food prep building for Caterer/Commissary
- Convenient central location
- New 12' hood
- 3 Walk-in Coolers
- Dock high door
- Demiseable into 2 separate spaces
- 2018 Property Taxes: \$10,383.16

OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	3,901 SF
Price / SF:	\$243.27



TOM BEVANS

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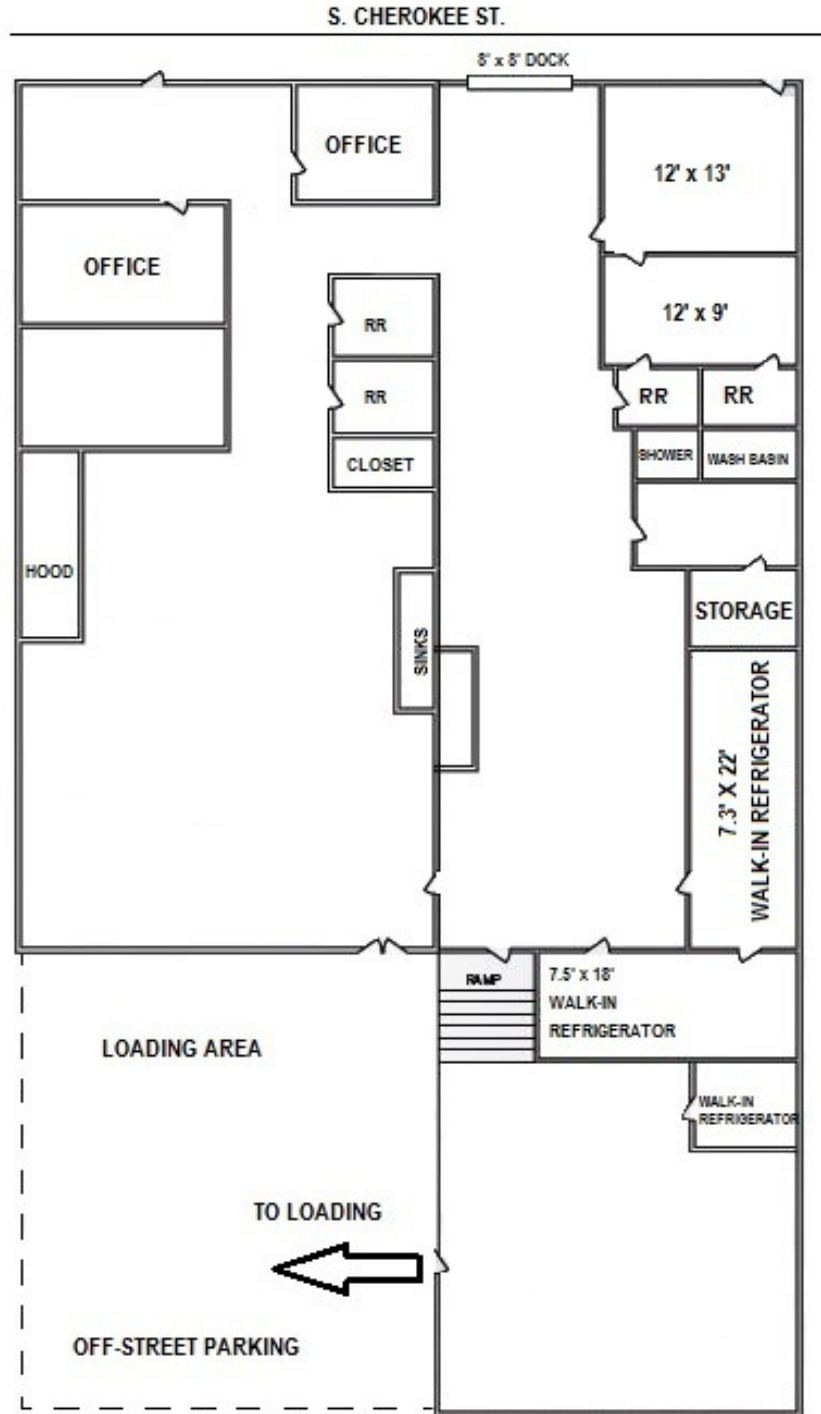
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ANTONOFF
& CO. BROKERAGE INC.

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Additional Photos

Antonoff & Co. Brokerage, Inc. | Denver, CO 80202 | 1528 Wazee Street | 303.623.0200 | antonoff.com

FOOD PREP BUILDING

1174 - 1176 S. Cherokee, St., Denver, CO 80223

FOR SALE

1174 - 1176 S. Cherokee St.

Veterans Carpet One Floor & Home

Carpet Exchange

Starbucks

conoco

S. Santa Fe Dr. S of S. Platte River Dr.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	14,352	203,641	521,091
2019 Average household income	\$106,045	\$89,535	\$89,244
Buisnesses	1,317	14,816	35,969
Employees	13,537	145,323	390,241

* Demographics and Traffic Counts provided by CoStars Ave

TRAFFIC COUNT	
S. Santa Fe Dr. S of S. Platte River Dr.	110,720/vpd
S. Santa Fe Dr. S of W. Arkansas Ave.	105,909/vpd
S. Broadway S of W. Mississippi Ave.	47,051/vpd

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