1305 & 1309 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE

1305 S. Inca St.

1309 S. Inca St.

PROPERTY DESCRIPTION

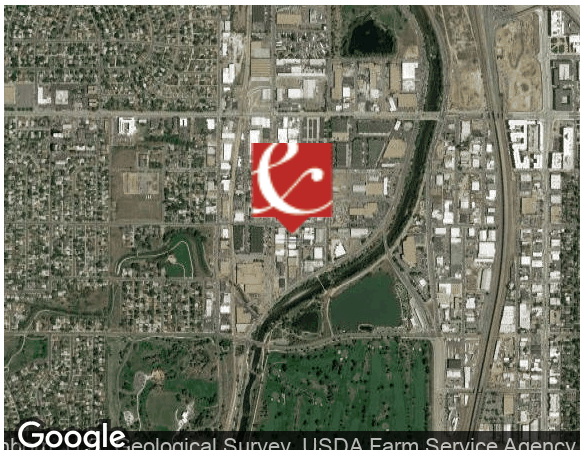
Live/Work Industrial/Flex Warehouse in SW Denver
Properties also available for Lease - Call for pricing

PROPERTY HIGHLIGHTS

- 2 Buildings - each are live/work possible with 1st level warehouse.
- Located within minutes to Santa Fe & Mississippi and I-25. Ideal for a work/live contractor, architect, light manufacturer, office user
- Building 1309 S. Inca St:
- A two story Mid-Century Modern with 3,240 SF. Built 1963
- Concrete block construction, 4 Zone Heat and Air Conditioner. 2nd level features Apartment + Office for a total of 1,620 SF.
- Building 1305 S. Inca St.:
- Two story frame construction. Built 2014
- 5 Zone Heat and Air Conditioner. 2nd level features 1,822 SF Apartment. 1st level 1,822 SF Office/Show Room Warehouse
- 8 + car parking and plenty of on street parking.
- Buildings could potentially be purchased separately.
- 2017 Taxes: $14,525.82
- Zoning: 1-A

OFFERING SUMMARY

Sale Price:	$1,275,000
Lot Size:	0.29 Acres
Building Size:	6,885 SF
Price / SF:	$185.19



LOUIS LEE

303.454.5416
llee@antonoff.com

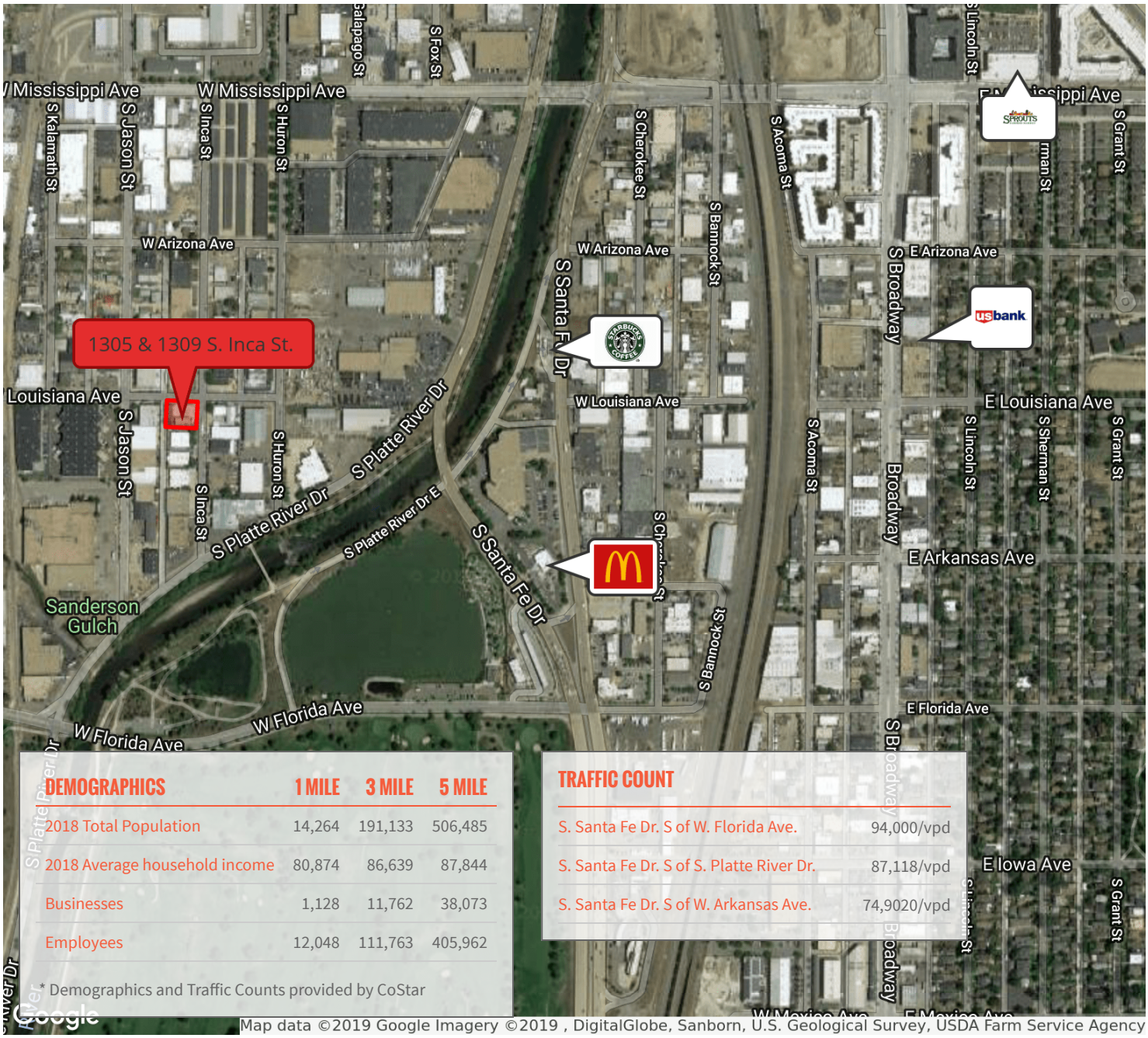
ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

1305 & 1309 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Total Population	14,264	191,133	506,485
2018 Average household income	80,874	86,639	87,844
Businesses	1,128	11,762	38,073
Employees	12,048	111,763	405,962

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
S. Santa Fe Dr. S of W. Florida Ave.	94,000/vpd
S. Santa Fe Dr. S of S. Platte River Dr.	87,118/vpd
S. Santa Fe Dr. S of W. Arkansas Ave.	74,9020/vpd

LOUIS LEE
303.454.5416
llee@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

1305 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE

1305 S. Inca St.

1305 S. Inca St. living area

1305 S. Inca St. Shop

1305 S. Inca St. Patio

LOUIS LEE
303.454.5416
llee@antonoff.com

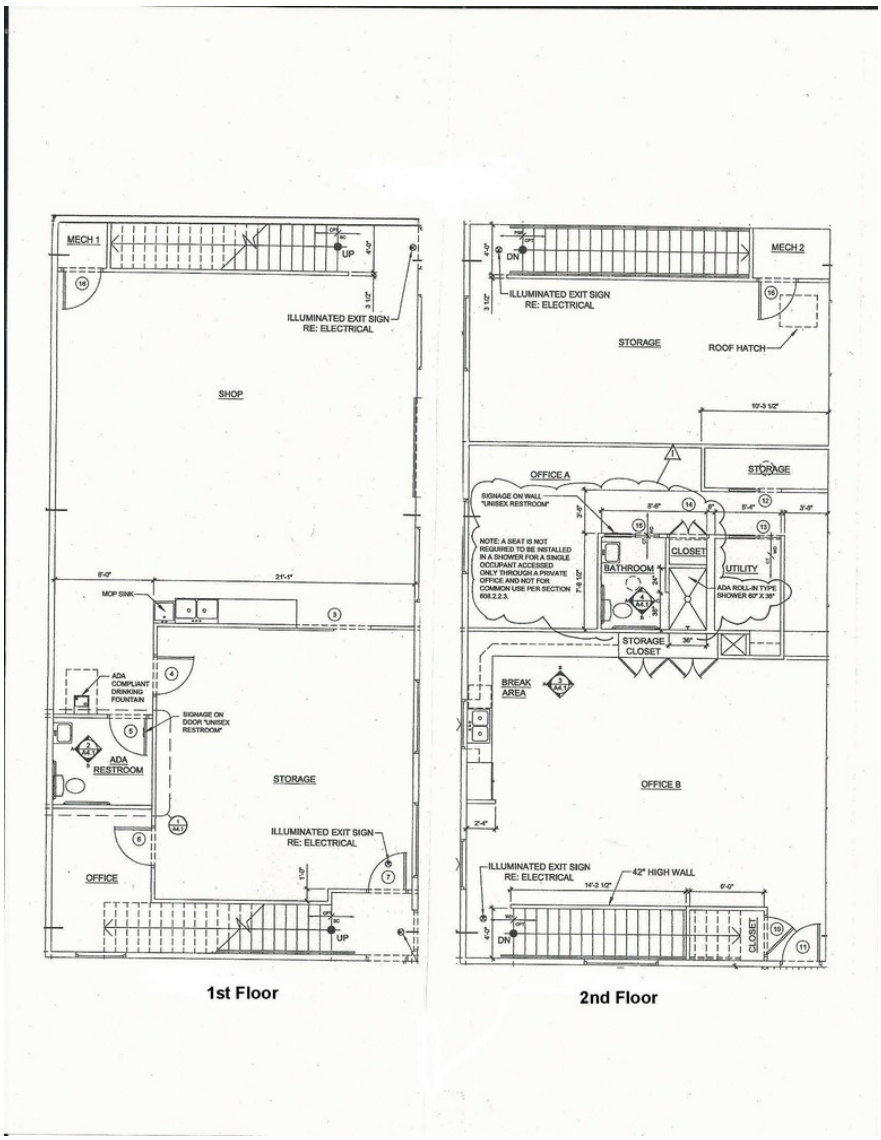
ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

1305 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE



DESCRIPTION

1305 S. Inca St.

LOUIS LEE
303.454.5416
llee@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

1309 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE

1309 S. Inca St.

1309 S. Inca St Kitchen

1309 S. Inca St 2nd Floor East

LOUIS LEE
303.454.5416
llee@antonoff.com

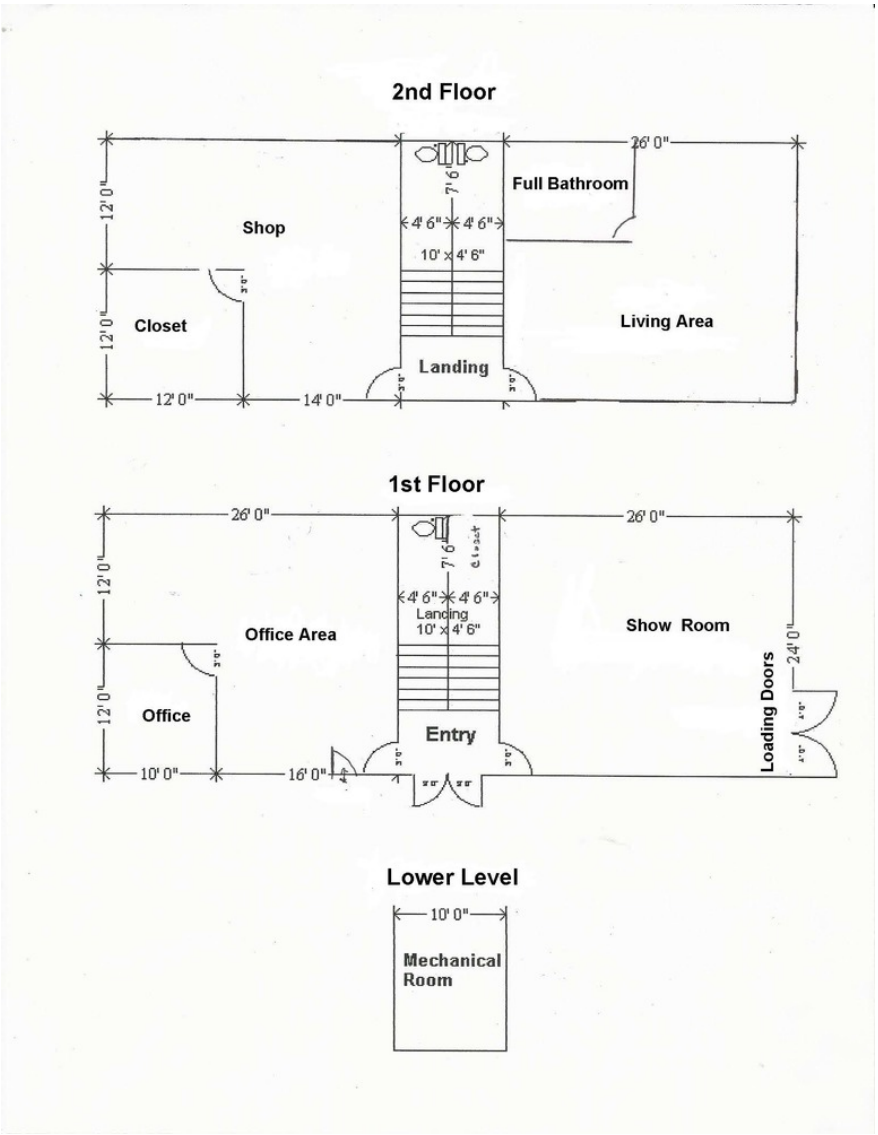
ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

1309 SOUTH INCA STREET

Denver, CO 80223

FOR SALE/LEASE



DESCRIPTION

1309 S. Inca St.

LOUIS LEE
303.454.5416
llee@antonoff.com

ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.