

DEVELOPABLE LOT/OFFICE BUILDING

FOR SALE

1165 DELAWARE ST

9,412 SF Lot/6,168 SF BUILDING

GOLDEN TRIANGLE



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
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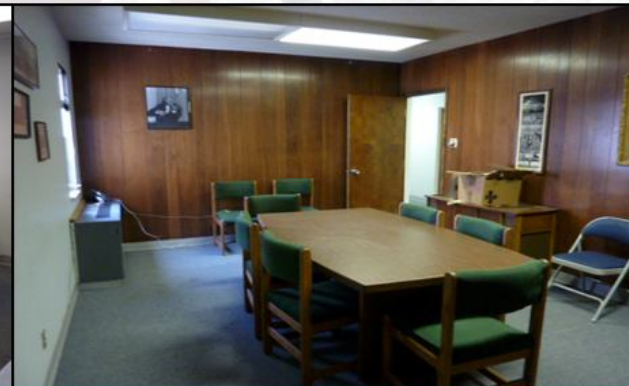
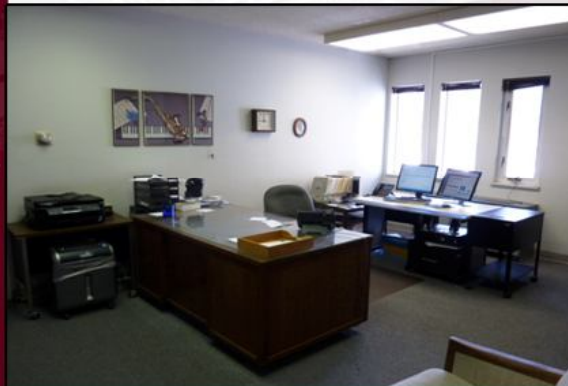


## 12TH & DELAWARE

RARE LOT IN THE GOLDEN TRIANGLE

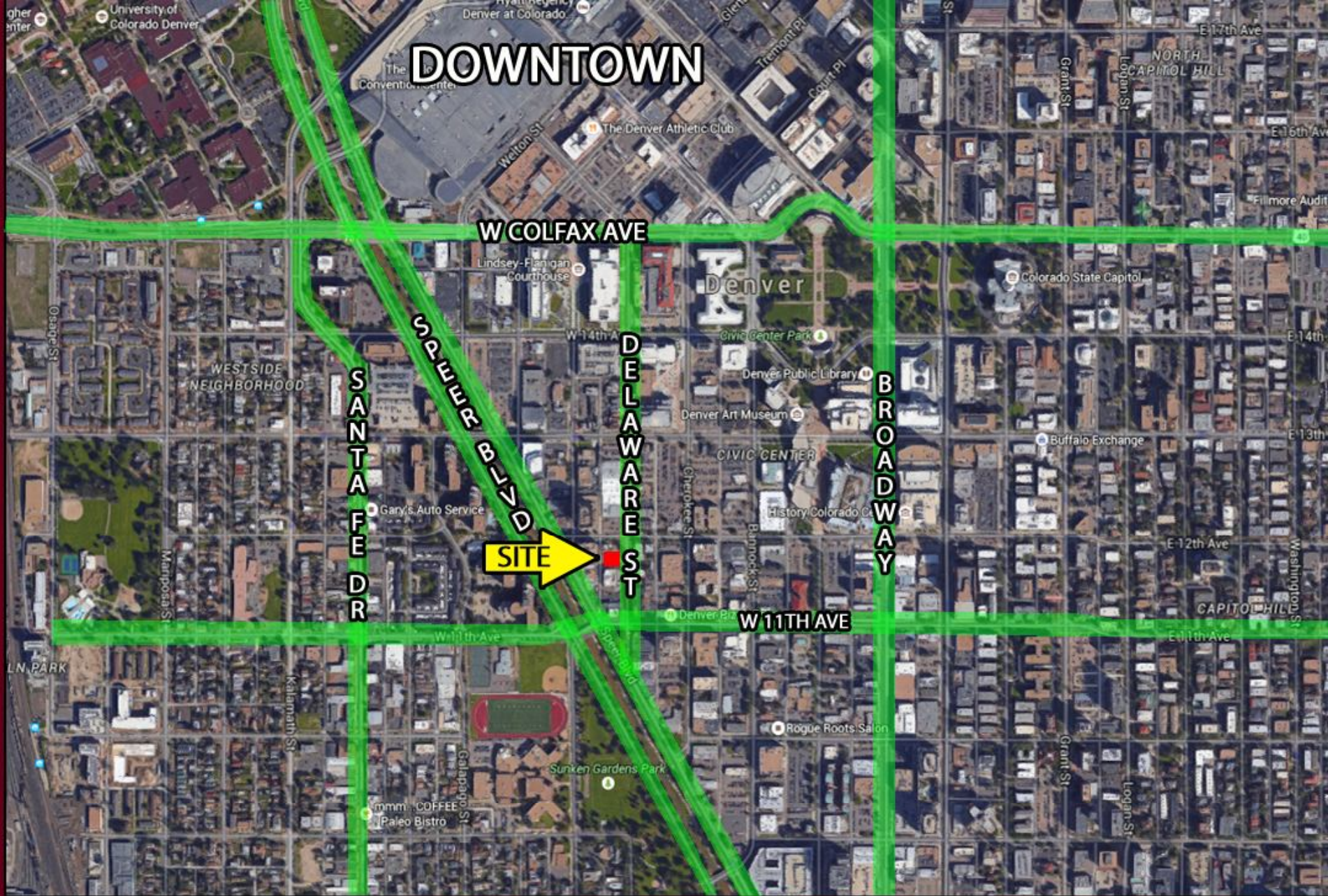
### HIGHLIGHTS:

- ZONING: GTR
- OWNER/USER BUILDING OR SCRAPE FOR DEVELOPMENT
- 7 OFFICES & 2 CONFERENCE ROOMS
- ON SITE PARKING



AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

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