

OFFICE SPACE FOR SALE OR LEASE

FOR SALE - \$1,300,000 / FOR LEASE - \$20/NNN RETAIL, \$16/SF OFFICE



6565 E. Evans Avenue, Denver, CO 80224

PROPERTY SUMMARY

Building Size:	15,734 SF
Main Level:	5,419 SF
Second Level:	5,098 SF
Lower Level:	5,127 SF
Lot Size:	1.026 Acres
Parking:	1:208 - 76 total spaces
Zoning	S-CC-3X

FEATURING

- High traffic, in-fill location experiencing great growth
- Across from new Walmart Neighborhood Market
- Great visibility on Evans with 200 feet of Frontage on Evans
- Double (2) driveway accesses on Evans Avenue
- Driveway (1) access on Monaco Parkway
- Successful bank location for 40 years
- Drive thru with 2 lanes
- 1st floor space with fireplace and bank vault
- 2nd floor and lower level office space
- Lower level also has a vault for safe storage - elevator served
- Substantially below replacement cost

For more information, please contact:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Monaco Parkway and East Evans Ave. Denver.



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