



## 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

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## 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

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## ADDITIONAL PHOTOS



Main Room towards Office



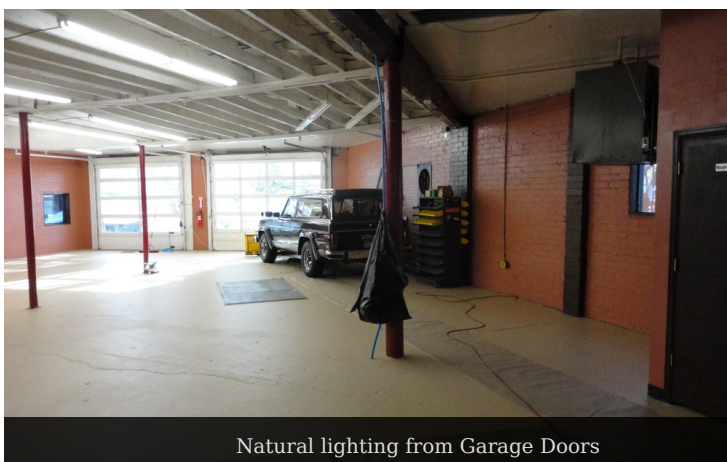
Garage Doors



Fenced Yard



Main Area



Natural lighting from Garage Doors



Showroom, Open Office, Main Area

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# COLORADO ENGINEERING & SURVEYING, INC.

Surveying Colorado Since 1972  
www.copls.com

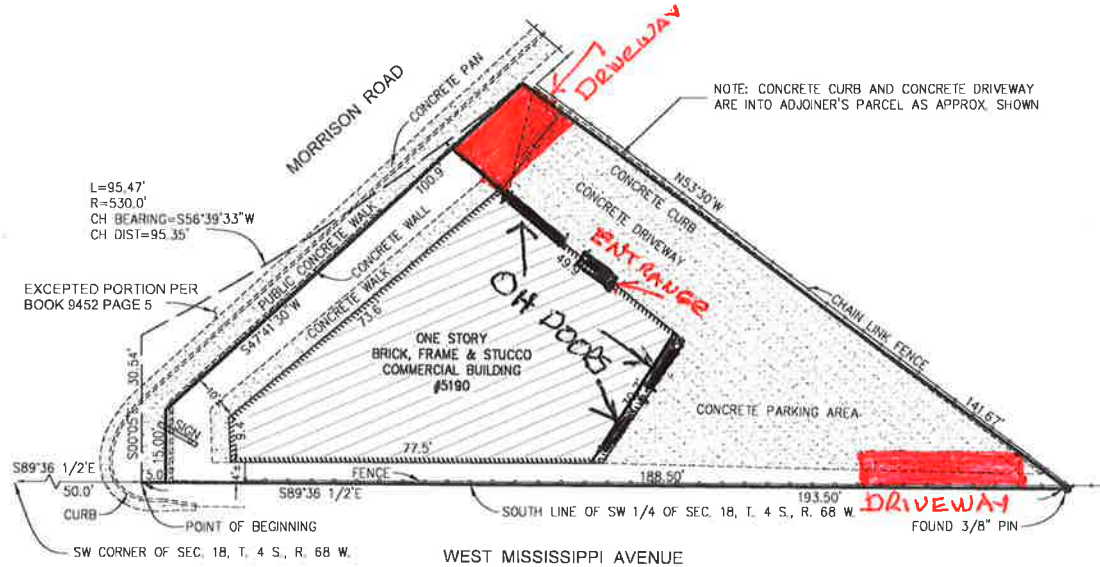
NO. 2014-1867  
KING COMMERCIAL REAL ESTATE

4750 South Santa Fe Circle #8, Englewood, Colorado 80110

SCALE 1" = 30'

PHONE: (303) 761-8055

FAX: (303) 761-0841



**LEGAL DESCRIPTION:** PER TITLE COMMITMENT NO. 00064178 JK4 BY EQUITY TITLE CHERRY CREEK THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 18, LOCATED SOUTH 89° 36 1/2' EAST, A DISTANCE OF 50.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89° 36 1/2' EAST ALONG SAID SOUTH LINE A DISTANCE OF 193.5 FEET; THENCE NORTH 53° 30' WEST A DISTANCE OF 141.67 FEET TO A POINT WHICH IS 30.0 FEET SOUTHEASTERLY FROM AND MEASURED RADIALLY TO THE CENTER LINE OF MORRISON ROAD; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.0 FEET AND BEING PARALLEL WITH AND 30.0 FEET DISTANT FROM THE CENTER LINE OF MORRISON ROAD, A DISTANCE OF 95.47 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°39'33" WEST A DISTANCE OF 95.35 FEET, TO A POINT LOCATED 50.0 FEET EAST OF THE WEST LINE OF SAID SECTION 18; THENCE SOUTH 0° 05' EAST PARALLEL WITH AND 50.0 FEET EAST OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 30.54 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; EXCEPTING THERE FROM THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 7, 1965, WHICH WAS RECORDED JUNE 30, 1965, IN BOOK 9452 AT PAGE 5, CONVEYING CERTAIN PROPERTY TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, FOR THE WIDENING OF MORRISON ROAD, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 5190 MORRISON ROAD

### IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for KING COMMERCIAL REAL ESTATE that it is not a land survey plot or improvement survey plot, and that it is not to be relied upon for the establishment of fences, building, or other future Improvement lines. This certificate is valid only for use by KING COMMERCIAL REAL ESTATE and describes the parcel's appearance on NOVEMBER 4, 2014.

I further certify that the improvements on the above described parcel on this date NOVEMBER 4, 2014, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an Improvement Survey Plat, and is subject to any inaccuracies that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

### Evidence used to determine the apparent dead lines:

As shown and stated on this drawing as "Found". If no monuments were found at the subject property, the apparent dead lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc. An Improvement Survey Plat may yield different results.

### Record Title, Dead and Legal Description:

This information was supplied to Colorado Engineering & Surveying; no title search was conducted by CES. All information to dead lines and easements were derived from the recorded plat, unless otherwise noted and stated. This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such a copy.

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COLORADO ENGINEERING & SURVEYING, INC.

By \_\_\_\_\_  
Date NOVEMBER 17, 2014



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## LOCATION MAPS



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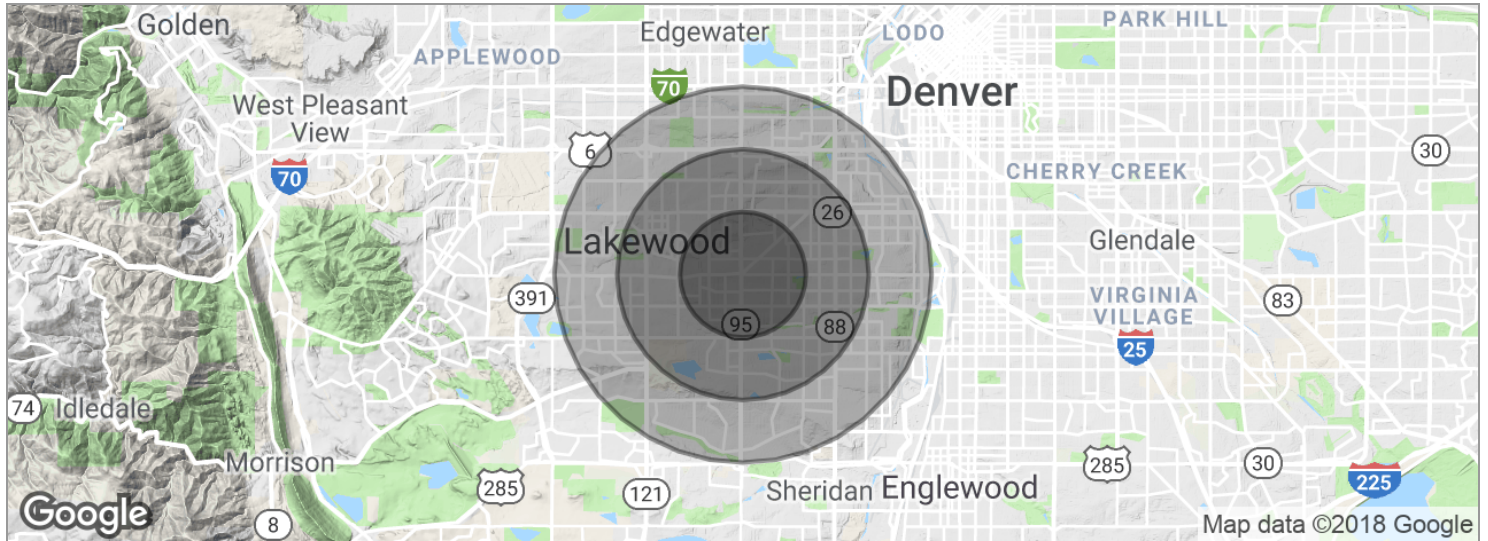
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## DEMOGRAPHICS MAP



<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*

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