



FOR SALE

3,500 SF
SQUARE FEET

0.14 / 6,098
ACRE / SF LOT

1957
YEAR BUILT

\$600,000
PRICE



RETAIL STOREFRONT, OFFICE, RESIDENTIAL, COMMERCIAL REDEVELOPMENT OPPORTUNITY

OFFERED BY:

BRIAN MCKERNAN

Senior Broker Associate

720.881.6337

bmckernan@uniqueprop.com

Offering Memorandum

2332 Dayton Street

Aurora, CO 80010

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,500 SF
Lot Size:	6,098 SF
Number of Units:	2
Price / SF:	\$171.43
Year Built:	1957
Zoning:	OA-MS
County:	Adams
Taxes:	\$6,542

PROPERTY OVERVIEW

2332 Dayton Street is a 3,500 SF office warehouse building located in Aurora, Colorado. The property was built in 1957 and features two 1,750 SF units, drive-in doors to each unit, 2 restrooms per unit, storefront glass windows, a secure, fenced yard and separately metered gas & electric service. The property is zoned OA-MS (Original Aurora Main Street) and permits a wide variety of residential, office and retail uses. The property is well located within walking distance to Stanley Marketplace and is within the Dayton Street corridor which is on the City of Aurora's radar for redevelopment and potentially eligible for tax incentive programs from the City.

PROPERTY HIGHLIGHTS

- OA-MS (Original Aurora - Main Street) Zoning Permits Residential, Retail and Office Uses
- Flexible Building Layout with Retail Storefront, Office and Warehouse Space, Fenced Yard, Drive In Doors
- Well Located Near Stanley Marketplace and within Dayton Street Redevelopment Area
- Adjacent Property (2302 Dayton Street) also For Sale for Combined 18,730 SF Parcel

ADDITIONAL PHOTOS



AERIALS



AREA AERIALS



REGIONAL MAP

