



UNIQUE
PROPERTIES



FOR SALE | RETAIL | AUTOMOTIVE

5,007 SF
SQUARE FEET

0.29 / 12,632
ACRE / SF LOT

1967
YEAR BUILT

\$1,050,000
PRICE



PRICE REDUCTION - AUTO REPAIR USE OR REDEVELOPMENT OPPORTUNITY

OFFERED BY:

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Offering Memorandum

2302 Dayton Street

Aurora, CO 80010

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	5,007 SF
Lot Size:	0.29 Acres
Price / SF:	\$209.71
Year Built:	1967
Zoning:	OA-MS
County:	Adams
Taxes:	\$15,408

PROPERTY OVERVIEW

2302 Dayton Street is a 5,007 SF Retail – Automotive Repair building situated on a 12,632 SF parcel in Aurora, Colorado. The building was built in 1967 and features: 7 drive in doors, customer reception area, office space, 10'-13' clear height, 3 Phase power and a secure fenced yard. The property is zoned OA-MS (Original Aurora Main Street) which permits a wide variety of office, retail, commercial or residential uses. The current use of the property is automotive repair, a legal non-conforming use that should be allowed to continue for an owner user under 'Pre-Existing Use Continuation' in Aurora's Unified Development Ordinance (UDO). The property is ideal for either an owner user buyer to continue automotive repair use or for a buyer to redevelop into one of the several permitted uses.

PROPERTY HIGHLIGHTS

- Plug & play, automotive repair building featuring 7 drive in doors, secure fenced yard space, office and customer area, 10'-13' clear height, and 3 Phase power
- Aurora OA-MS Zoning: Permissive zoning for redevelopment including several retail, office, commercial and residential uses
- Current Automotive Repair use is a legal non-conforming use
- Adjacent Property (2332 Dayton Street) also For Sale for Combined 18,730 SF Parcel

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	2302 Dayton Street - For Sale Auto Redevelopment
Street Address	2302 Dayton Street
City, State, Zip	Aurora, CO 80010
County	Adams County
Cross-Streets	Montview Boulevard & Dayton Street

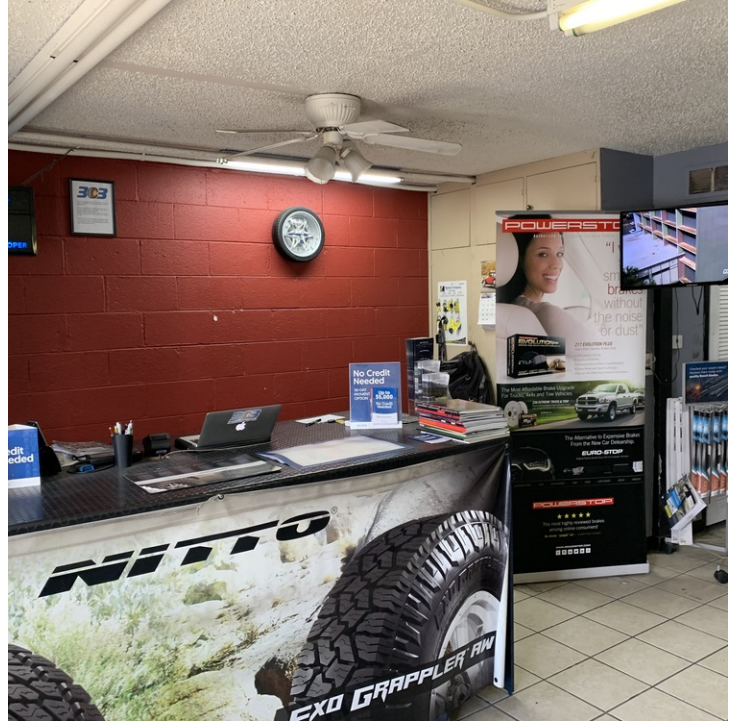
BUILDING INFORMATION

Year Built	1967
Drive In Doors	7
Yard	Secured, Fenced
Clear Height	10'-13'
Power	3 Phase

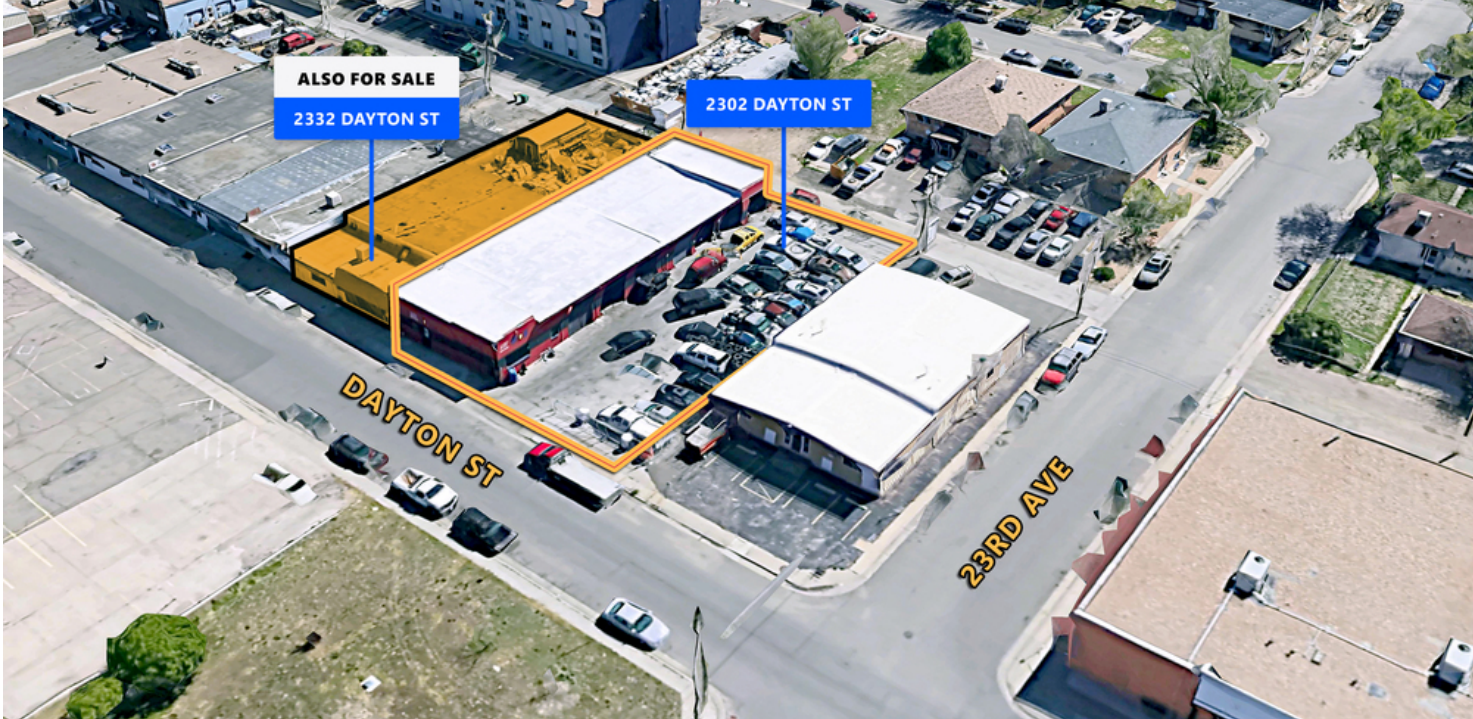
LOCATION OVERVIEW

- 2302 Dayton is well located steps from the Stanley Marketplace and Central Park/Stapleton neighborhood, and within close proximity to Fitzsimons Anschutz Medical Campus / UC Health Sciences Center / Children's Hospital / VA Hospital. There is convenient access to I-70 and I-225 as well as amenities in the area including shopping, restaurants, banking, hotels and retail services. The area continues to evolve with new housing, retail, restaurant and commercial development and the City of Aurora is pro development of Dayton Street in particular and supports Urban Renewal and potential property improvement tax benefits to property owners.

ADDITIONAL PHOTOS



AERIALS



AREA AERIAL



REGIONAL MAP

