

Re-Development Opportunity with Income!

2120 & 2160 S. Holly Street, Denver, CO 80222



OVERVIEW

2120 S Holly St

Building Size | 12,000 SF (Approx.)
Land Area | 40,898 SF
Year Built | 1970

2160 S Holly St

Building Size | 11,895 SF (Approx.)
Land Area | 40,898 SF
Year Built | 1972
Zoning | S-CC-3

NAI Shames Makovsky is pleased to offer 2120 & 2160 S Holly Street, Denver CO. The properties consist of a total of approximately 23,895 SF of retail on 40,898 SF lots measuring approx. 310' x 130'. The zoning, S-CC-3, allows for mixed use up to 3 stories.

The property consists of two retail strips with a current occupancy of 64%. The center is currently occupied by a mix of local and regional tenants that serve the surrounding residents all on short term leases.

The location is conveniently located near the intersection of Evans and Holly and is walking distance to a bus stop which takes area residents to a nearby light rail stop allowing commuters access to downtown via public transportation.





EXECUTIVE SUMMARY

Price:	\$2,600,000
Price per SF Building:	\$109
Price per SF Land:	\$32
Gross Income Year End 2021:	\$242,564
Expenses:	\$153,011
NOI:	\$89,553



AERIAL



Please contact Broker for more information
including Rent Roll and Expenses:

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