

For Sale
10,600 SF
 Broadway Building &
 Adjacent Lincoln Lot



854 Broadway & 853 Lincoln Street

Denver, Colorado 80203

Property Overview

- Three (3) story 10,600 SF building and 6,240 SF lot located across the alley available for sale
- New exterior paint
- Short term leases in place on the first and second floors
- Lincoln parking lot currently striped for 20 spaces
- Building and ground available for investor, owner/user or as part of larger assemblage (see aerial)
- Contiguous building at 845 Lincoln Street available for sale

Demographics

	1 Mile	3 Mile	5 Mile
Population	43,158	229,255	537,491
Average Household Income	\$75,955	\$98,016	\$93,559
Daytime Population	36,921	220,024	351,235

*Source: LandVision

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Property Facts

854 Broadway	Building Size:	10,600 SF
	Parcel Size:	6,240 SF
853 Lincoln Parcel Size:		6,240 SF
Zoning:		D-GT

Sale Price: \$3,600,000

For more information:

Todd Snyder
 720 881 7533
 tsnyder@shamesmakovsky.com

Joey Gargotto
 720 881 7540
 jgargotto@shamesmakovsky.com

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005

naishamesmakovsky.com

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Also For Sale

845 Lincoln St 6,205 SF Building

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