

# FORMER "ADVANCED AUTO" LOCATION

6700 E. Colfax Ave., Denver, CO 80220

FOR SALE



## PROPERTY DESCRIPTION

**Freestanding building for Sale. Building delivered free and clear from any tenant encumbrances.**

## PROPERTY HIGHLIGHTS

- Newly constructed building
- Located in a popular, high density urban corridor
- Hard corner location with great visibility, access and ample off street parking
- Prominent Building signage possible
- High "open" ceilings with minimum 12'8" to joists
- Two (2) 400 Amp panels existing
- 3/4" water line existing
- Parking Spaces - 21
- Zoned E-MS-3
- Lot Size - Approx. 19,500 SF
- Long term lease also considered

## OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	7,443 SF



### JEFFREY HIRSCHFELD, ED.D.

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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**ANTONOFF**  
**& CO. BROKERAGE INC.**

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