

1477 COLUMBINE ST - UNIQUE

FOR SALE



PROPERTY DESCRIPTION

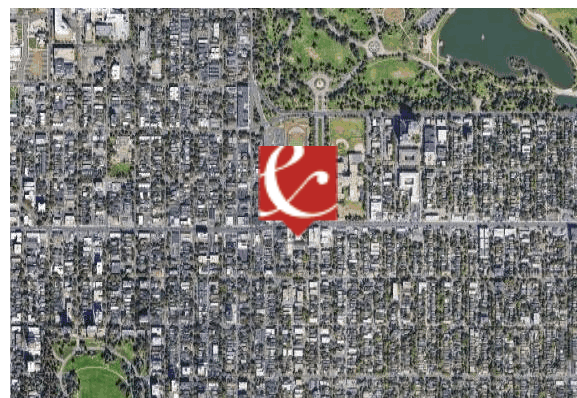
A one of a kind Denver Landmark offering

PROPERTY HIGHLIGHTS

- Landmark Designation
- Possible uses include; retail/office/residential
- High traffic location
- Great visibility on signalized corner
- Monument signage
- Across from: East High, New Carla Madison Denver Rec Center, Tattered Cover Book Store, Twist & Shout Records

OFFERING SUMMARY

Sale Price:	\$3,275,000
Lot Size:	0.57 Acres
Building Size:	22,295 SF
Year Built:	1930
Price / SF:	\$146.89



LOUIS LEE

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TONY GIORDANO

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ANTONOFF
& CO. BROKERAGE INC.

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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Additional Photos

Antonoff & Co. Brokerage, Inc. |

Denver, CO 80202 |

1528 Wazee Street |

303.623.0200 |

antonoff.com

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	31,933	242,833	548,545
Average Age	37.8	37.4	36.4
Total Households	18,933	114,652	226,515
Average household size	1.6	1.8	2.10
Average household income	80,835	94,540	86,362
Average house value	452,401	433,642	368,483
Employees	26,783	266,271	423,002
Businesses	3,083	23,667	38,696

Demographics & Traffic counts provided by CoStar4.20.18

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

	E 13th Ave
On E Colfax Ave E of Colorado Blvd	30,512/day
On E Colfax Ave & York St	30,000/day
On E Colfax Ave E of Franklin St	29,308/day

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