

BUILDING FOR SALE

Capitol Hill | 112 E 8th Avenue, Denver, CO



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PROPERTY OVERVIEW:

- **Price:** \$1,810,000
- **Size:** Land - 6,261 SF | First Floor - 5,470 SF | Basement - 2,800 SF
- **Taxes:** \$17,590 Annually / \$3.21 PSF (first floor)
- **Zoning:** GT - Golden Triangle

FEATURES:

- **3,900 SF Restaurant space available for lease**
- Strong vehicle and pedestrian traffic in daytime and evening
- Existing income from Salon Tenant, Hardware Tenant, and Billboard

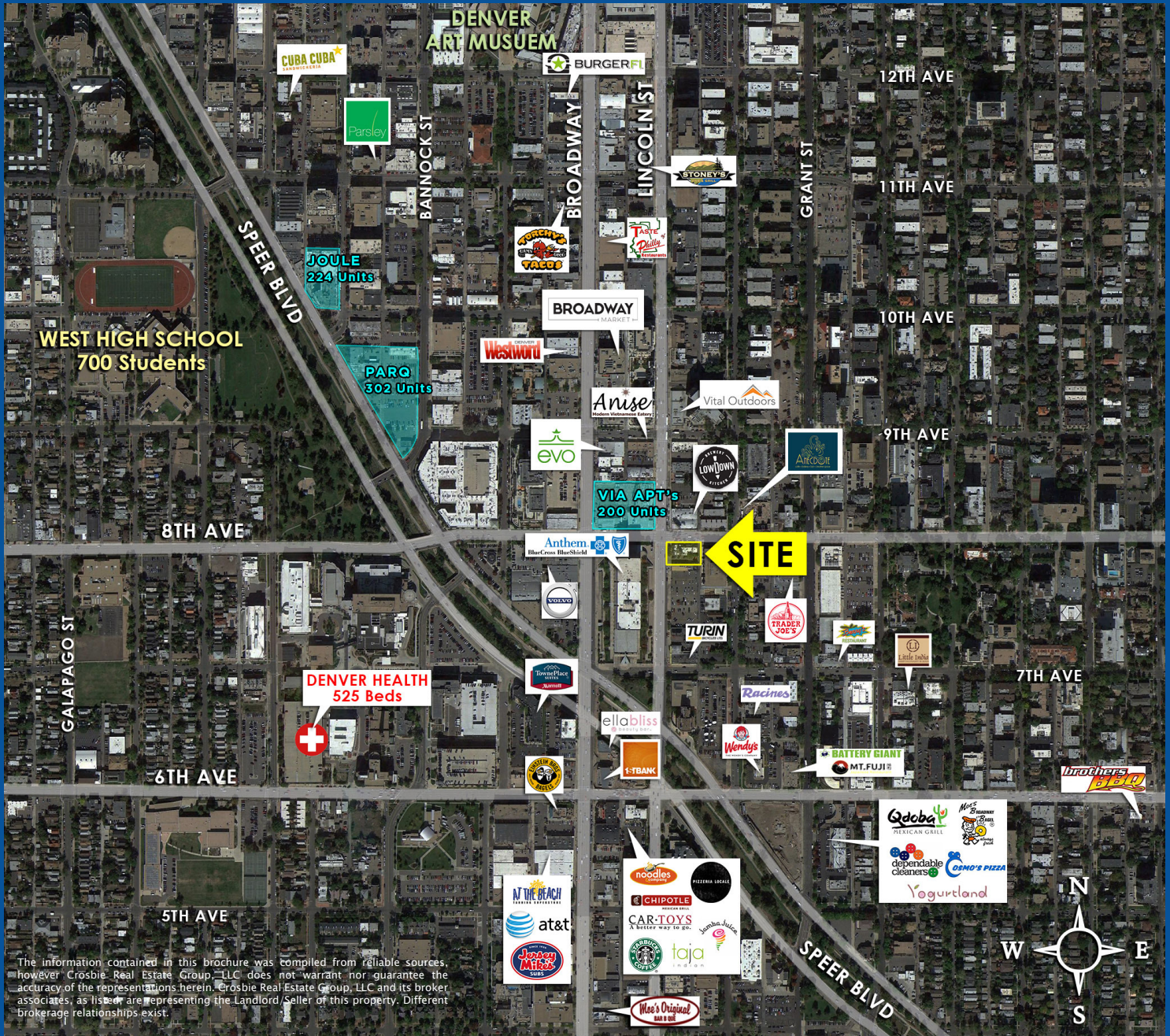
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GROUP

BUILDING FOR SALE

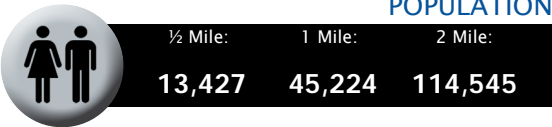
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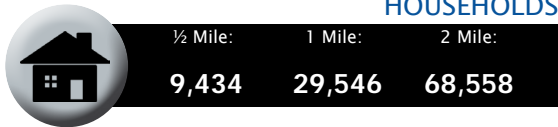
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DEMOGRAPHICS

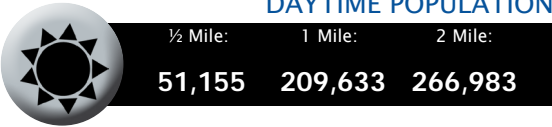
POPULATION



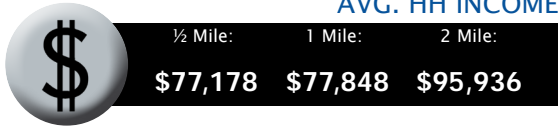
HOUSEHOLDS



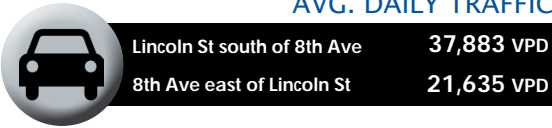
DAYTIME POPULATION



AVG. HH INCOME



AVG. DAILY TRAFFIC



Disclosure Agreement



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