



FOR SALE OR LEASE

2349 S Broadway

2349 S Broadway | Denver, CO 80210



SALE PRICE & LEASE RATE REDUCED!!!

CONTACT:

TIM FINHOLM

EXECUTIVE VICE
PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

SAM LEGER

EXECUTIVE VICE
PRESIDENT

303.512.1159

sleger@uniqueprop.com

KYLE VANCAMP

BROKER ASSOCIATE

303.512.2725

kvancamp@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$375,000
Lease Rate:	\$1,600/Month MG
Lot Size:	3,125 SF
Building Size:	772 SF
Year Built:	1933
Parking:	6 Spaces
Zoning:	U-MX-3
Property Taxes:	\$4,516.89 Per County Records

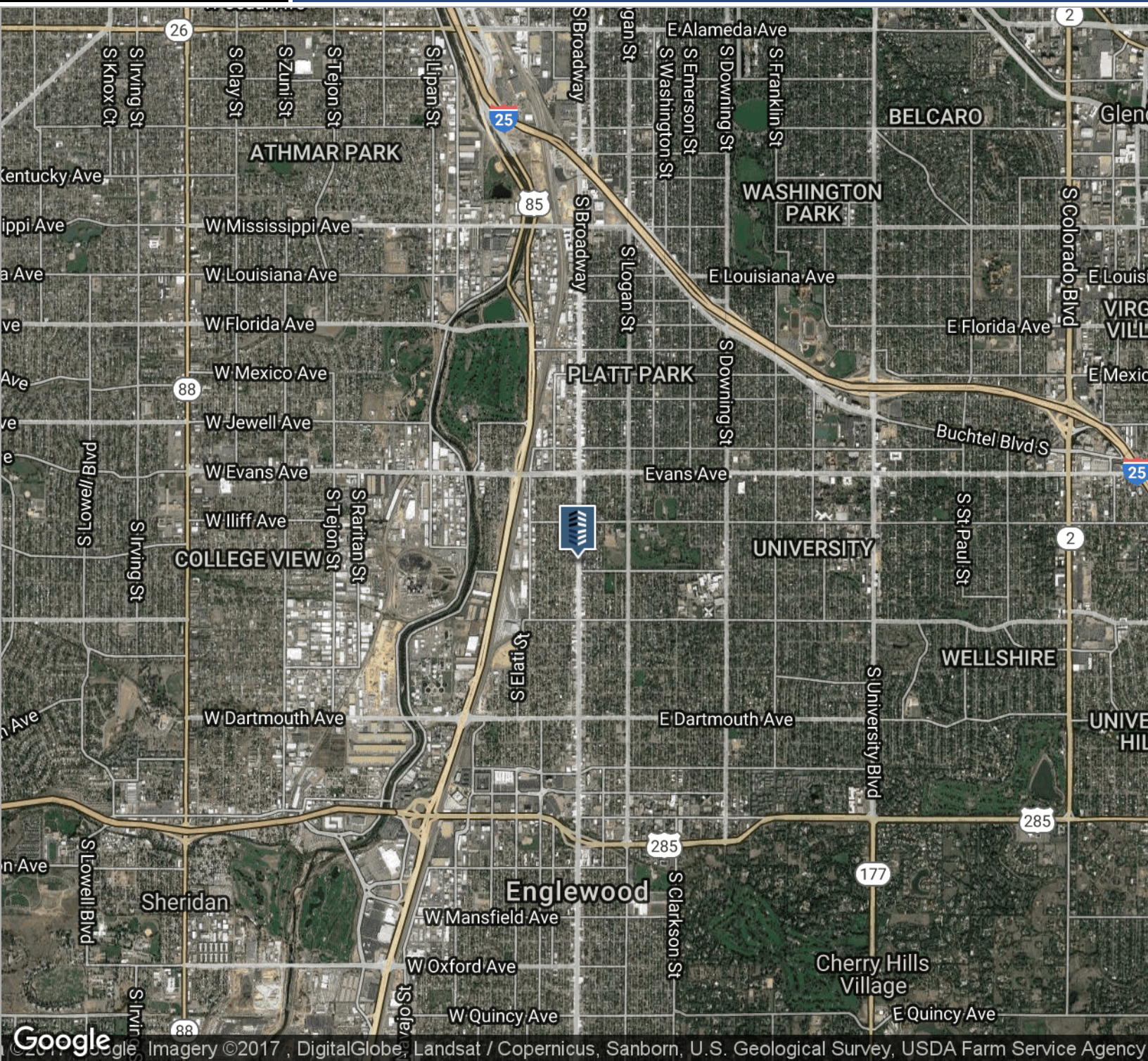
PROPERTY OVERVIEW

Great retail property available on the thriving South Broadway corridor. The building has a fully fenced yard, and also has an unfinished 566 SF basement. The billboard signage located on the property offers additional income for the new owner.

2349 S Broadway is conveniently located on South Broadway near retail, restaurants and entertainment, and offers easy access to both Downtown Denver and Englewood. The property has great visibility, with over 28,000 vehicles per day on Broadway.

PROPERTY HIGHLIGHTS

- Possible Live-Work Opportunity
- 2017 Billboard Rental Income is \$5,219, with a 3% Increase in 2018
- Flexible Retail Building
- Signage Available



CONTACT:

TIM FINHOLM

EXECUTIVE VICE
PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

SAM LEGER

EXECUTIVE VICE
PRESIDENT

303.512.1159

sleger@uniqueprop.com

KYLE VANCAMP

BROKER ASSOCIATE

303.512.2725

kvancamp@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



WWW.UNIQUEPROP.COM