



FOR SALE

2349 S Broadway

2349 S Broadway | Denver, CO 80210



PRICE 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



2349 S BROADWAY

OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	3,125 SF
Building Size:	767 SF
Year Built:	1933
Parking:	6 Spaces
Zoning:	U-MX-3
Property Taxes:	\$4,516.89 Per County Records

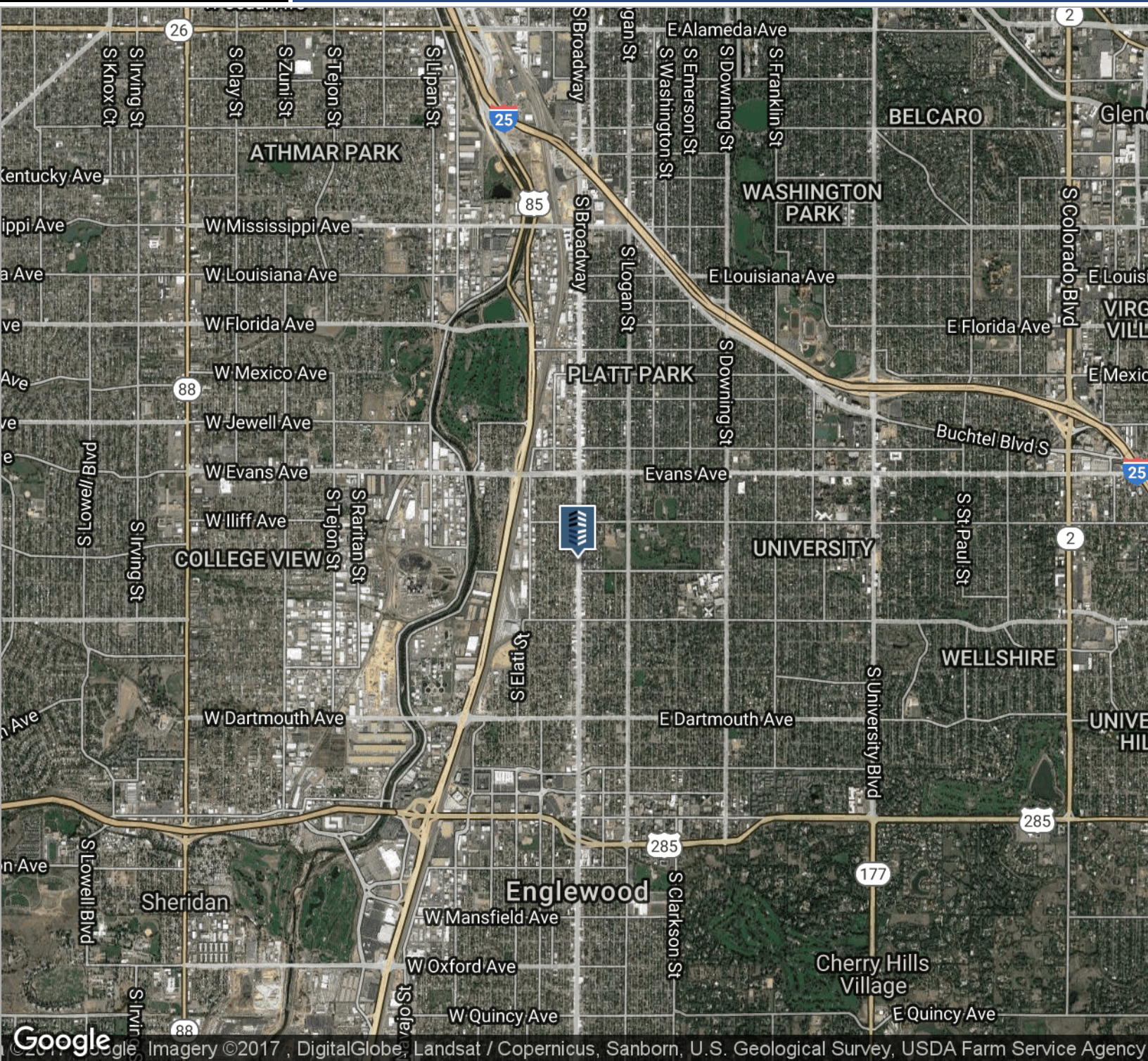
PROPERTY OVERVIEW

Great Cannabis Café location on the thriving South Broadway corridor in the heart of the Green Mile. The building has a fully fenced yard, perfect for patio seating in the back in addition to possible front patio options.

The property has access to both Downtown Denver and Englewood and has great visibility, with over 28,000 vehicles per day on Broadway. It features an unfinished 566 SF basement and the billboard signage located on the property offers additional income for the new owner.

PROPERTY HIGHLIGHTS

- South Broadway Cannabis Café Opportunity
- 2017 Billboard Rental Income is \$5,219, with a 3% Increase in 2018
- Flexible Retail Building
- Signage Available



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