

Sale or Lease Investment Opportunity



9270 FEDERAL BLVD
FEDERAL HEIGHTS,
CO 80260



Value Add Play for the Thrifty
Investor Type; Unlock Hidden
Potential



C-1 Zoned



Calling all investors! 3 Adjacent lots Ready for Utilization or Value Addition.

HIGH LIGHTS



Features

- Fully Fenced and Gated Lots
- Automotive Sales
- Remodeled Buildings
- Approximately 1.65 Acres
- Flexible Zoning (C-1) Multiple Permitted Uses
- Multiple Income Stream Potential
- Storage Yard, Low Maintenance



Remodeled Office Interiors!

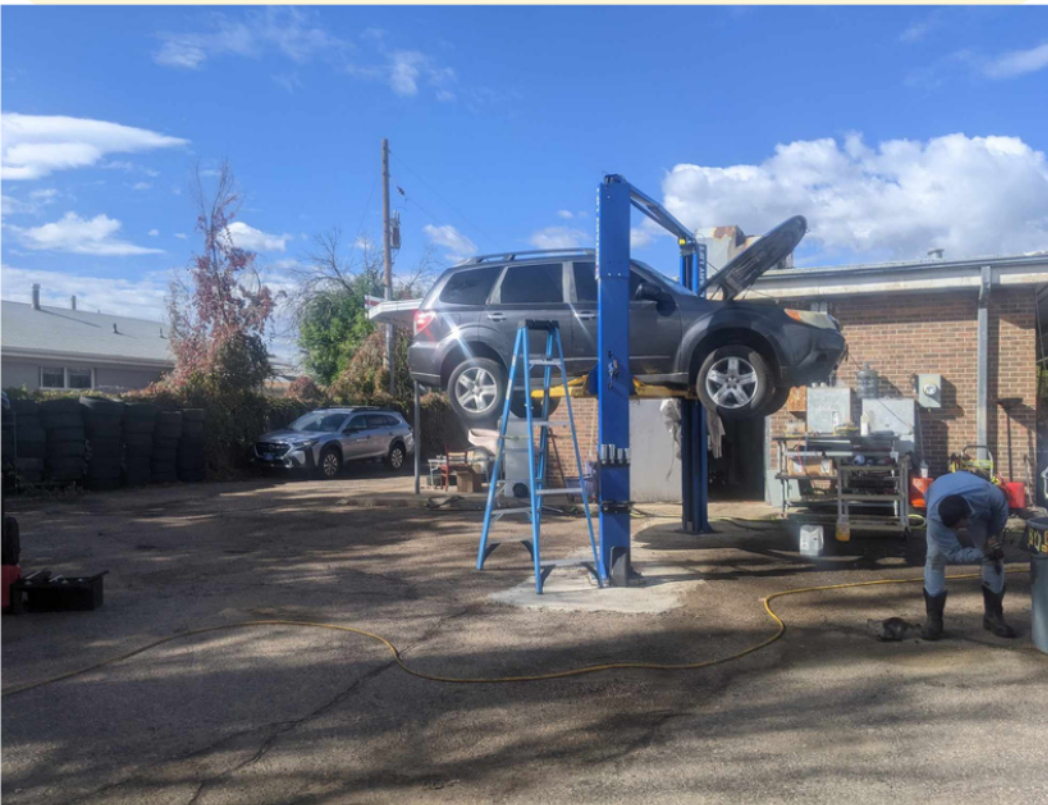
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Property Overview



9270 Federal Blvd, 9260 Federal Blvd, and 9273 N Elm Ct. Federal Heights 80260



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Property Overview

0.54 Acres Fenced and Gated Storage Yard



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Proforma Income Generator

Parcel	Current	Potential
9270 Federal Blvd	(owner user)	\$6,000.00
9260 Federal Blvd (residential portion)	\$4,000.00	\$4,500.00
9260 Federal Blvd (retail portion)	(owner user)	\$3,500.00
9273 N Elm Ct	\$250.00	\$3,000.00
Annual Estimate	\$51,000.00	\$204,000.00

Retail Building, Needing Repair



Opportunity for Income or Live/Work Situation. Residential Building is Remodeled!



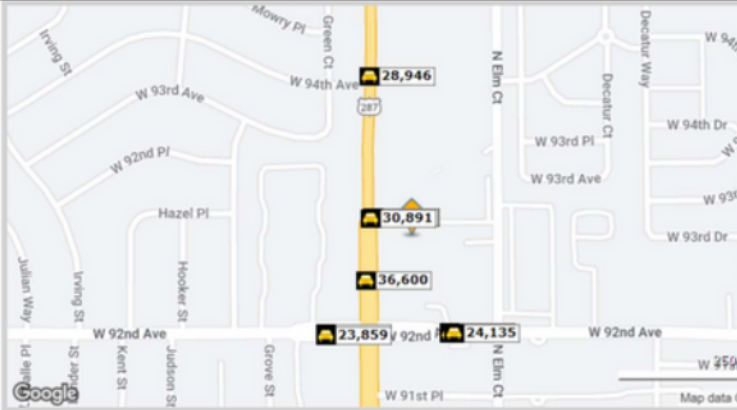
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Major Arterial, Traffic Count

9270 Federal Blvd, Federal Heights, CO 80260

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **20,000 SF**
 Year Built: **1980**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles fr Subject I
1 Federal Blvd	W 92nd Ave	0.11 S	2020	31,995	MPSI	.04
2 Federal Blvd	W 92nd Ave	0.11 S	2018	35,178	MPSI	.04
3 Federal Blvd	W 92nd Ave	0.11 S	2022	30,891	MPSI	.05
4 Federal Boulevard	W 92nd Ave	0.05 S	2022	36,600	MPSI	.06
5 W 92nd Ave	Elm Ct	0.05 E	2022	22,179	MPSI	.10
6 W 92nd Ave	Elm Ct	0.05 E	2018	20,411	MPSI	.10
7 W 92nd Ave	Elm Ct	0.05 E	2020	24,135	MPSI	.10
8 W 92nd Ave	Federal Blvd	0.04 E	2018	23,513	ADT	.13
9 W 92nd Ave	Federal Blvd	0.04 E	2022	23,859	MPSI	.13
10 Federal Boulevard	W 94th Ave	0.00	2022	28,946	MPSI	.17

CoStar Group

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Heavy Traffic Counts and Opportunity, Call Today.



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