

RE/MAX**COMMERCIAL**

Bar For Sale or Lease

3031 W Florida Avenue**Denver, CO 80219**

PROPERTY HIGHLIGHTS

- ◆ Square Feet: 2,155 SF
- ◆ Sale Price: \$1,000,000
- ◆ Lease Rate: \$19.00/SF NNN
- ◆ NNNs: \$4.70/SF (est.)
- ◆ Parking: Ample
- ◆ Lot Size: 0.49 Ac, 21,424 SF
- ◆ Zone District: E-CC-3X; Commercial Corridor District

Formerly the Lucky 7 Bar

2 apartment units on the 2nd floor can be rented separately; \$1,200 / Mo; Approx 800 SF each



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RE/MAX PROFESSIONALS

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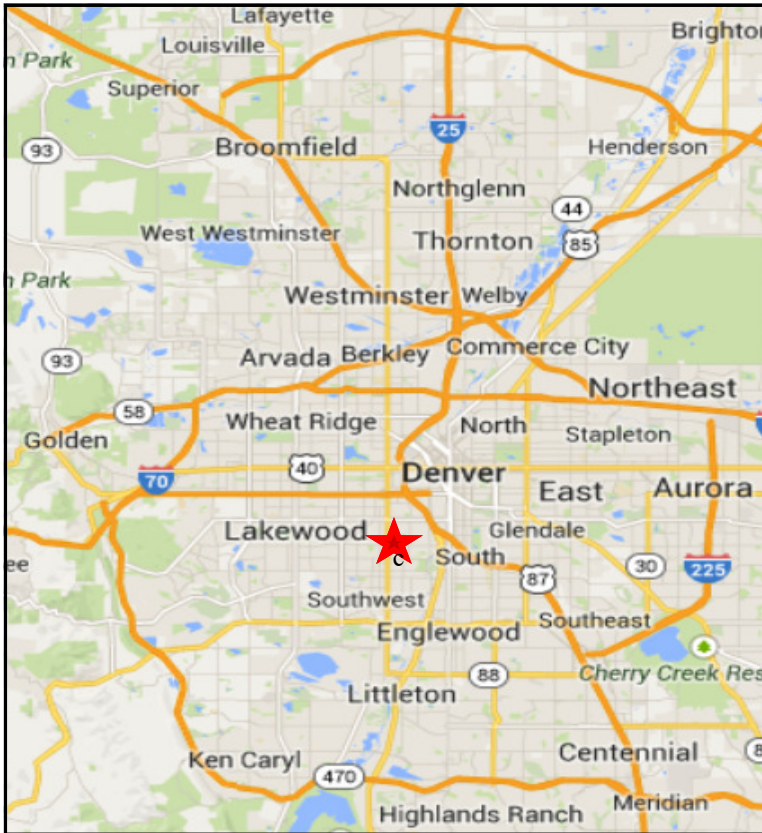
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Population	1 Mile	2 Miles	3 Miles
2017 Total Population	19,171	115,353	299,898
2017 Total Households	9,658	45,635	139,018
Median Household Income	\$37,313	\$43,095	\$50,899

Traffic Counts	Cross Street	Traffic Volume	Year
Federal Blvd	N of Florida	41,100	2011
Federal Blvd	S of Florida	43,367	2015
Florida Ave	W of Federal	12,456	2011

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