

FOR SALE

PRIME RETAIL PROPERTY

7575 BROADWAY ST.
DENVER CO 80209

\$1,050,000

- FLEXIBLE 2 UNIT RETAIL BUILDING
- LARGE LOT WITH AMPLE PARKING
- OUTSTANDING FREEWAY ACCESS
- VALUE ADD OPPORTUNITY

LOT SIZE: 23,958 SF
BUILDING SIZE: 6,120 SF



GEORGE CORNELSON
BROKER ASSOCIATE

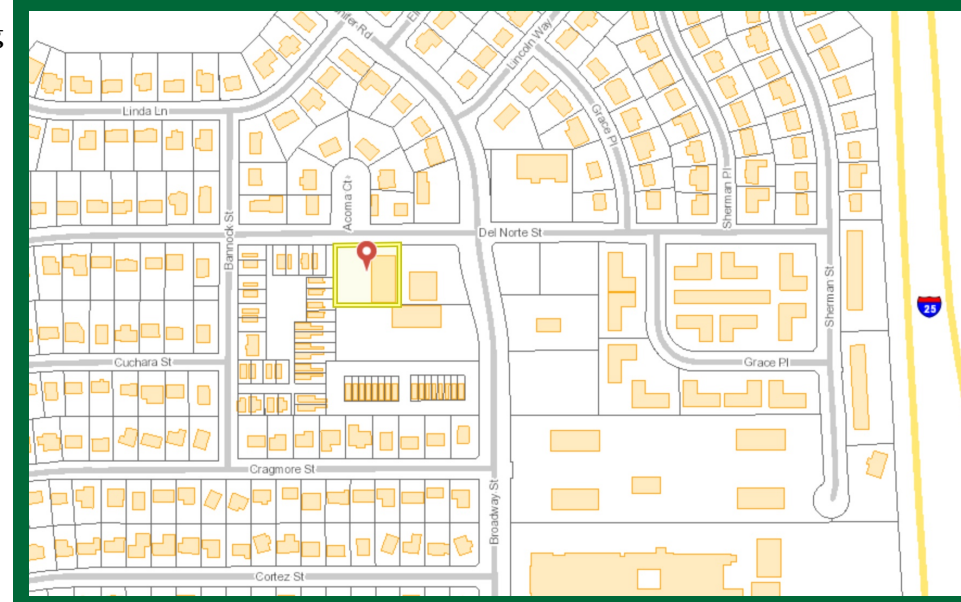
704-975-4652

GEORGE@PANORAMACOMMERCIALGROUP.COM

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This location is in unincorporated Adams County and is within walking distance to the Mapleton Public School Global Intermediate Academy, which is close to finishing construction to replace the current buildings with four small schools: PreK-3, 4-8, and two small high schools. This neighborhood has many updated commercial buildings and is situated for continued growth. This property has outstanding freeway access to I-25 and the Boulder Turnpike, which will drive the long-term success of businesses operating out of this property.



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