



PANORAMA COMMERCIAL GROUP

## 3978 SOUTH BROADWAY ENGLEWOOD

**PRICE:** \$749,900

**PRICE/SF:** \$254

**BUILDING SF:** 2,950

**LOT SF:** 3,049

**ZONING:** MU-B-2



### ABOUT THE PROPERTY

Panorama Commercial Group is proud to present this South Broadway property with about 24' of frontage on one of the Denver area's marquee thoroughfares. The building has over 2,950 SF of leasable space plus approximately 443 SF of bonus basement/office space on a 3,049 SF lot. This well-appointed brick building was built in 1927, completely remodeled in 2000. This property has been well-maintained by the current owner for over 30 years. Opportunities to own buildings on South Broadway with the classic brick aesthetic and open floor plan are scarce and do not come on the market often.



CLASSIC BROADWAY  
AESTHETIC



GOOD VISIBILITY IN HIGH-  
TRAFFIC LOCATION



EYE-CATCHING BRICK  
EXTERIOR



WELL MAINTAINED BONUS  
BASEMENT SPACE



FLEXIBLE BUILDING FOR NUMEROUS USES

**GEORGE CORNELSON**

Broker Associate  
Panorama Commercial Group



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# 3978 SOUTH BROADWAY

# FOR SALE



This property is located on South Broadway in Englewood Colorado and part of the Greater Denver Area. Broadway is one of the main city streets in Denver and this location has over 34,000 vehicles per day. This property has good access to Highway 285 and a central location that will give any business access to everything it needs in the Denver area. This building and location can propel your business to the next level or be an attractive space for a number of tenants in a low vacancy area.

Recent Sales			
Address	City	Property Info	Sale Info
1 4314 S Broadway	Englewood	1,047 SF General Retail/Storefront Retail/Residential	Sold: \$379,000 (\$361.99/SF)
2 3465 S Broadway	Englewood	4,450 SF General Retail/Bar/Nightclub	Sold: \$1,325,000 (\$297.75/SF)
3 3866-3880 S Broadway	Englewood	4,328 SF General Retail/Freestanding	Sold: \$1,600,000 (\$369.69/SF)
4 3999 S Broadway St	Englewood	2,410 SF General Retail/Restaurant	Sold: \$1,695,000 (\$703.32/SF)



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