

2197 S Sheridan Blvd &
5245 W Warren Ave, Denver, CO

FOR SALE

0.654ac Built to Suit
Redevelopment Land



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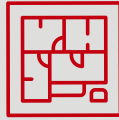


Property Overview

2197 S Sheridan Blvd, Denver, CO



Listing price
\$1,000,000



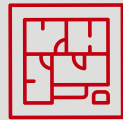
Lot Size
28,500 SF



Zoning
B3



Ideal for
retail or office



Two legal
parcels



Potential for
drive thru



2021 Taxes
\$15,440



Views

2197 S Sheridan Blvd, Denver, CO

Downtown Denver



Sheridan Blvd



Mountains



Demographics

2197 S Sheridan Blvd, Denver, CO

1 MILE

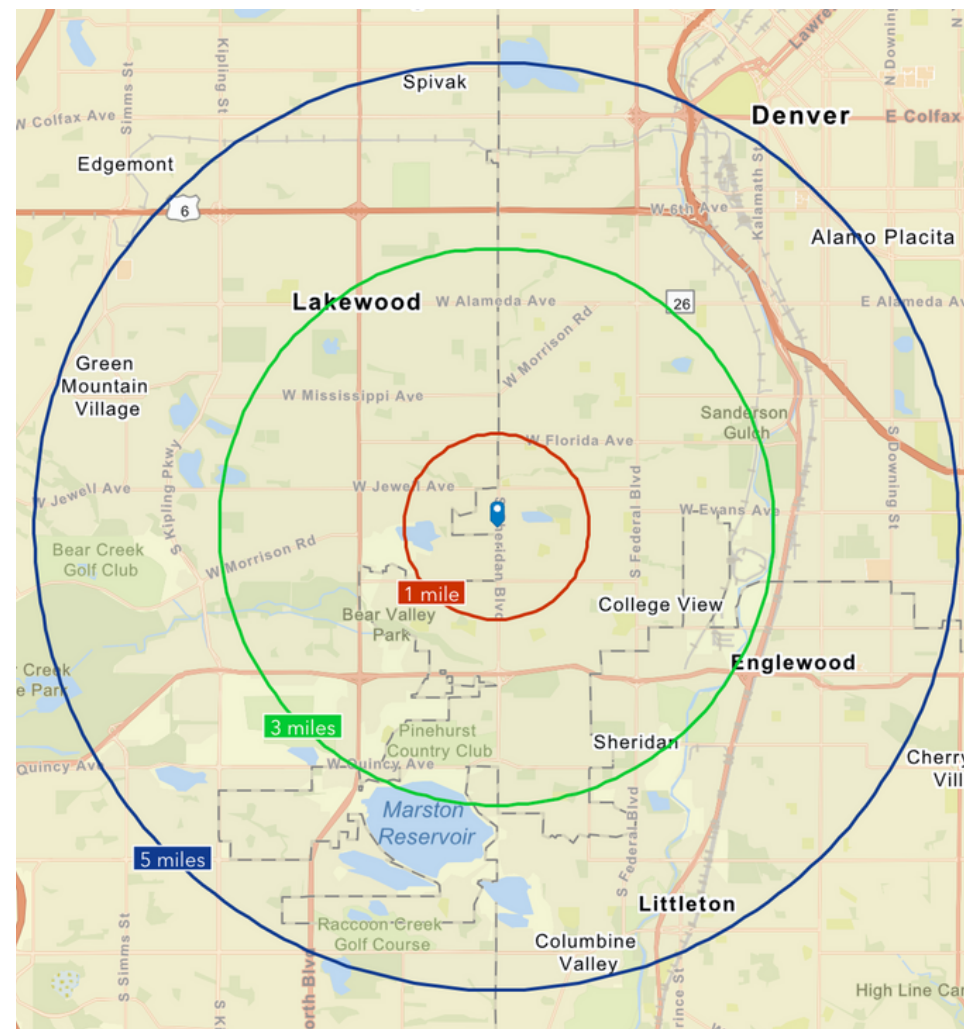
Population	18,559
Households	6,539
Average Household Income	\$112,832

3 MILE

Population	156,819
Households	58,970
Average Household Income	\$93,403

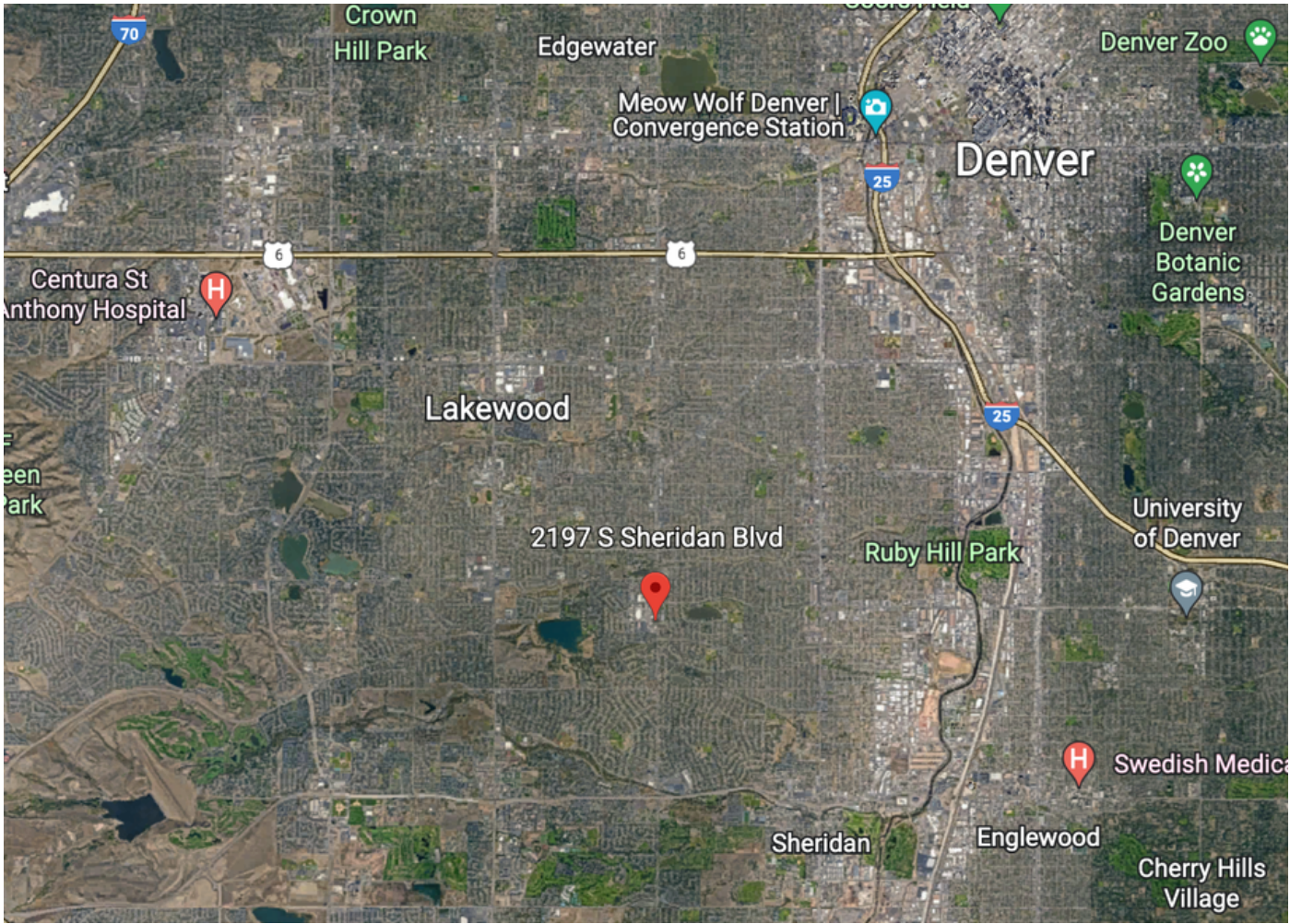
5 MILE

Population	384,911
Households	160,305
Average Household Income	\$103,879



Location and Commute

2197 S Sheridan Blvd, Denver, CO



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Downtown Denver	15 minutes	Littleton	14 minutes
.....
Lakewood	8 minutes	Englewood	10 minutes
.....

Vehicles Per Day

2197 S Sheridan Blvd, Denver, CO



Disclosure

2197 S Sheridan Blvd, Denver, CO

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Denver Downtown in compliance with all applicable fair housing and equal opportunity laws.



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