

# Exclusive Commercial Property

43rd Ave & Fox St

Income/Investment Property



**For Sale \$1,299,950.00**

**521 W 43rd Ave. Denver, Co 80216**

**Cherry Creek Properties**  
COMMERCIAL

**Gary A. Molinaro**  
Senior Broker

*"Three Generations in Real Estate Since 1960"*



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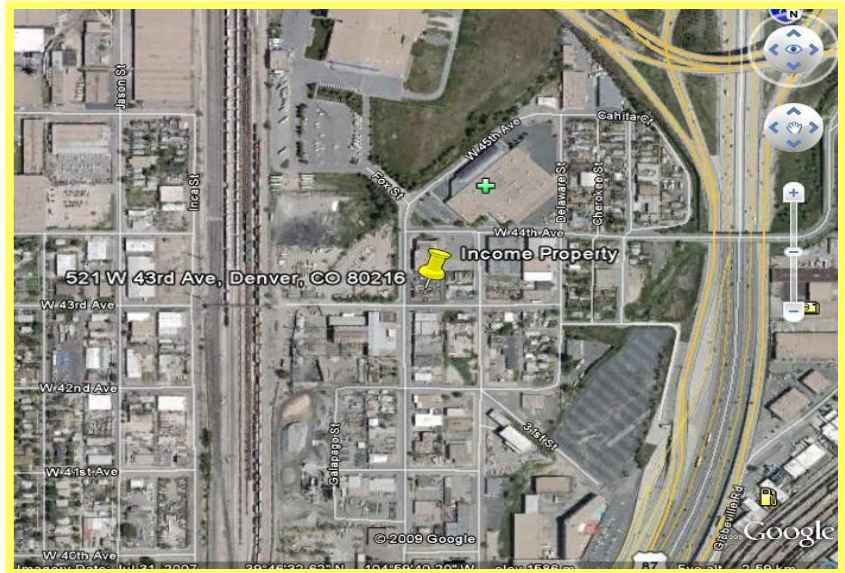
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# 521 W 43rd Ave.

*Income-Investment opportunity, restaurant is leased with a 5 year lease plus 4 Apartment units and vacant lot.*

## Property Features:

- **Zoning: I-2**
- **YOC: 1891**
- **Lot Sq Ft: 12,500**
- **Restaurant Sq Ft: Apprx 2500 Building Size 7225 sqft**
- **Apartments : 4**
- **Office Space: 1**
- **Fenced Yard for lease**
- **Taxes 2008: \$6744**
- **Lease Rate: \$12.00 sq ft**
- **AAI : \$3425.00 PAI: \$5190.00**



## Area Features:

- Great location with future Light Rail just blocks away
- Auraria Campus Student housing at end of block
- Easy accessibility to major highways– I-25 & I-70

## 2009 Demographics:

	<i>Denver</i>	<i>Nationally</i>
• Median HS Income:	39,500	44,512
• Median Age	35	36
• Average Commute Time	26.072	26.376

**For Showing call Gary at 303-907-6200  
Off: 720-880-2288 Email: gary@dcp1.com Fax: 1-866-677-1516**

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