

# *Exclusive Commercial Property*

Real Estate for Sale

\$1,295,000.00



***Owner user with income property***

***5205 Marshall Street Arvada, Co 80002***

**DENVER**  
**COMMERCIAL PROPERTIES**

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# 5201-5205 Marshall St Arvada, Co

***Income producing Real Estate for Sale at \$1,295,000.00***

*Hard to find corner location at lighted intersection.....*

## **Property Features:**

- **Zoning: CC-E**
- **Real Estate & Income property( two leases month to month)**
- **Lot Sq Ft: 27,037 Building Sq Ft : apprx 7100 sq ft**
- **Year Built: 1946 New addition added in 1996**
- **45 parking spaces**
- **Taxes: 2011 \$8,813.36**
- **Two month to month tenants**
- **Bar: pays \$2700 mo Leather Restoration: \$700 mo**

## **Area Features:**

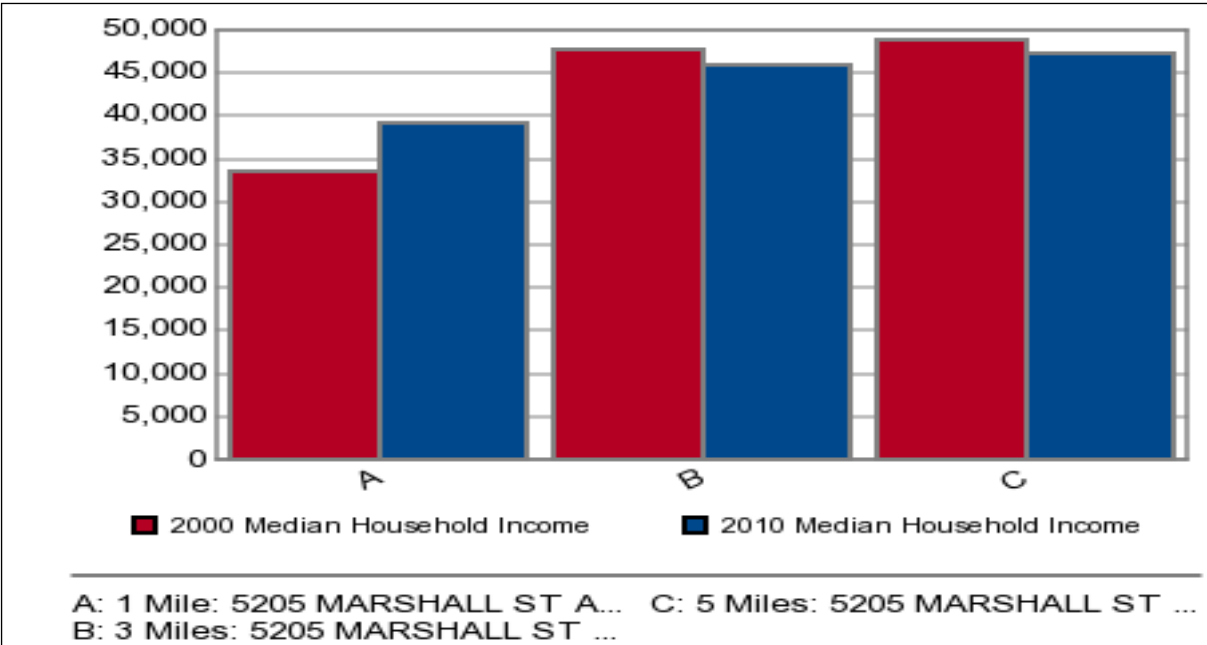
- **Strong corner location**
- **Lighted intersection**
- **Established area**
- **Please visit link for more information on area & activities**
- **<http://arvada.org/government>**

## **Best Uses for Site**

- 1) *Owner user property with income stream coming in with below market rates.*
- 2) *Split larger unit and have 5 unit commercial income property.*
- 3) *Restaurant bar owner takes over and renovates bar and has income property*



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**Households**

Average Household Size	2.20	2.31	2.41
Total Households	4,419	53,724	137,137
Total Population	9,463	123,865	328,243
Total Female	51.1%	51.1%	50.3%
Total Male	48.8%	48.8%	49.6%
Total Household Population	9,410	122,005	321,643

**Population by Race**

Population of one race	9,114	119,582	316,915
% American Indian and Alaska Native Alone	1.4%	1.3%	1.6%
% Asian Alone	1.5%	2.4%	2.4%
% Black or African American alone	1.4%	1.3%	1.9%
% Native Hawaiian and Other Pacific Islander Alone	0.1%	0.0%	0.1%
% Some Other Race Alone	10.2%	9.6%	11.5%
% White Alone	85.2%	85.0%	82.3%
Two or More Races	349	4,283	11,329

**Population by Age by Sex: Female**

% 0 to 5 years	6.8%	6.2%	6.5%
% 5 to 9 years	5.9%	5.6%	5.9%
% 10 to 14 years	5.2%	5.1%	5.4%