# *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"***

**Cell: 303-907-6200**
**Email: gary@dcp1.com**

90 Madison Street • Suite 102 • Denver, CO 80206
www.DenverCommercialProperties.com • Fax: 866-677-1516

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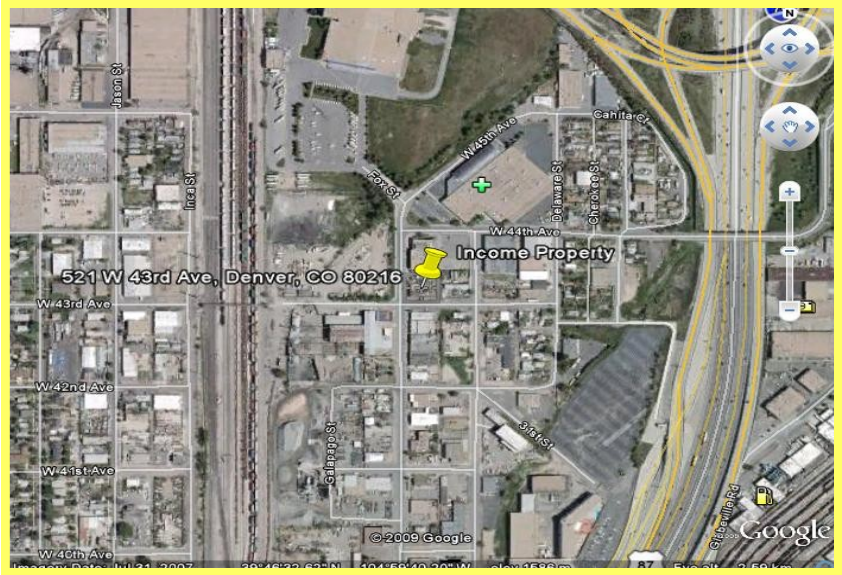
# 521 W 43rd Ave.

*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:***

| | ***Denver*** | ***Nationally*** |
|---|---|---|
| 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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