

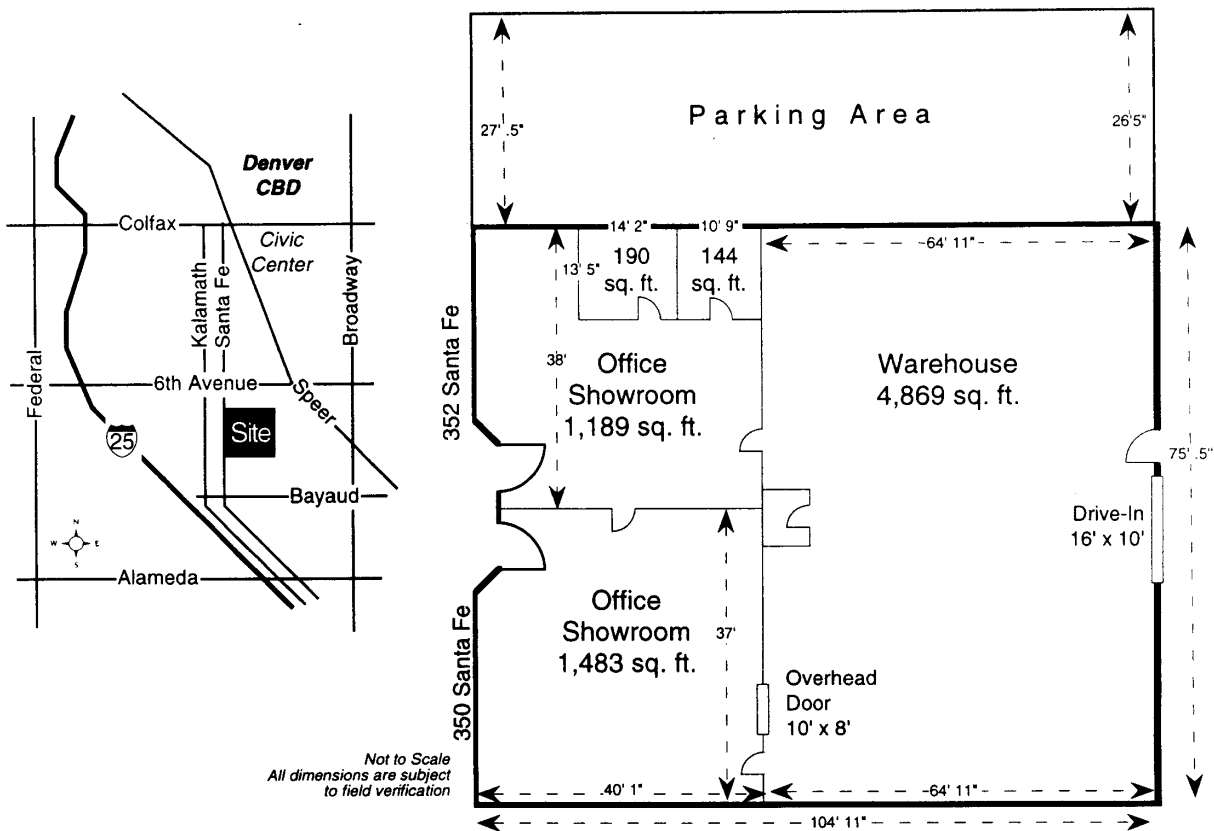
# Denver Real Estate at 350-352 Santa Fe Drive

## ASKING PRICE

Real Estate.....\$500,000

## OVERVIEW

This is an excellent opportunity to purchase a building at 350 N. Santa Fe Drive (near the popular Santa Fe Arts District). The seller is motivated and reduced the price to \$500,000. The 8,839 square foot (approx.) building has been remodeled and fitted perfectly for the needs of a framing operation. There is a showroom, frameshop, offices on the first and second floor, and more. There is a ventilated paint booth and self-contained woodworking room, as well as a large atrium work area. A 2,800 square foot lot is adjacent for expansion or parking, and is included in the asking price.



All information has been provided by the Seller and is not warranted by First Business Brokers, Ltd.



**FIRST BUSINESS BROKERS, LTD.®**

303 S. Cascade Avenue, Suite #200; Colorado Springs, CO 80903 / (719) 635-9000 ☎ (800) 395-7653 / Fax: (719) 635-4988

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## Real Estate Information

**Mailing Address:** 350 N. Santa Fe Drive, Denver, CO 80223

**Location:** 350-352 Santa Fe Drive, Denver, CO 80223

**Parcel Number:** 05091-11-005-000

**Property Type:** Industrial Warehouse

**Zoning:** B4

**Real Estate Property Taxes:** \$11,609.38 (for 2009 to be paid in 2010)

**Size (approx.):**

Building	7,839 square feet (before 200506 improvements) Mezzanine Improvements added 1,000 square feet (approximately) divided into 600 square feet suitable for office use and 400 square feet as storage.
Lot	7,870 square feet (.25 acre)

**Legal Description:** Lots 2 to 4, inclusive  
Block 10,  
Sumner's Second Addition to Denver,  
City and County of Denver,  
State of Colorado

**Additional Information:** There is a vacant lot with 2,800 square feet (approximate) adjacent to the building (to the north). This address is 358 Santa Fe Drive. 2009 Property Taxes are \$823.21. The legal description is: Lot 1, Block 10, Sumner's Second Addition to Denver and 3 feet 4 inches off the South Side of Lot 3, Block 10, Sumner's Addition to Denver, according to the recorded plat hereof, City and County of Denver, State of Colorado.

All information is taken from the Denver County Assessor's records (Phone 720/913-4162) and policy of title insurance, and December 1, 2005 amendment letter to appraisal.

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