

5350 & 5590 W. Evans, Denver CO 80227

OFFICE BUILDING FOR SALE



- Price: \$1,450,000 (\$65.43/SF)
Size: 22,160/SF
Land Size: 5350 W. Evans Parking Lot 18,900/SF
5590 W. Evans Lot Size 44,100/SF
Zoning: B3
Year Built: 1980
Taxes: 5350 W. Evans \$ 3,031.89 2010 Due 2011
5590 W. Evans \$38,995.02 2010 Due 2011
Total Parking: 73 Spaces
Features:
- * Former Credit Union Building
 - * Excellent for a Financial Institution Use or General Office
 - * 2 Stories
 - * 1 Elevator
 - * 3 Drive Up Banking Drive Lanes
 - * Wired with a Security System, Including Video
 - * Building Wired with Century Link Fiber
 - * IT room with Separate HVAC
 - * Employee Break Area with Kitchen
 - * Restrooms on Both Floors
 - * Natural Gas Operated Backup Generator
 - * 10 KVA UPS Battery System
 - * Computer Room with Supplemental AC
 - * Bank Vault
 - * New HVAC System 2001
 - * New Roof 2001
 - * Furniture and Phone System Available



SHELDON • GOLD REALTY INC.
commercial real estate services

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