

2865 S. Colorado Blvd.

Denver CO 80222



OFFICE BUILDING FOR SALE

- Price: \$999,000 (\$68.50/SF)
- Building Size: 14,583/SF
- Site Size: 17,751/SF
- Zoning: B1
- Taxes: \$28,720.03 2010 Due 2011
- Age: 1972
- HVAC Age: Approximately 2006
- Roof Age: Approximately 2007
- Features:
- * 3 Floors
 - * 1 Elevator
 - * High Visibility Colorado Blvd. Address
 - * Excellent Owner/User Opportunity
 - * Currently almost 100% Leased
 - * Mostly Month-to-Month Tenants
 - * Flexibility for Buyer to Choose Their Space and Have the Rest of the Building 100% Leased.



SHELDON • GOLD REALTY INC.
commercial real estate services

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