



**WEST COLFAX PROPERTY FOR SALE
IN OPPORTUNITY ZONE
Lake Steam Russian Turkish Baths
3540 W Colfax Ave, Denver, CO 80204**

Win King, Broker
King Commercial Real Estate
1624 Market Street, Suite 202
Denver, Colorado 80202
Phone: 303.376.6333
Fax: 303.271.0411
Email: win@kcrendenver.com
Website: www.kcrendenver.com



PROPERTY ADDRESS: 3540 W Colfax Ave, Denver CO 80204

LEGAL ADDRESS: Lots 1 TO 5 INC BLOCK 4 COLFAX AVENUE SUB
OF MAPLE GROVE SUB

BUILDING SIZE: 10,530 SF

LOT AREA: 15,602 SF

ZONING: U-MS-5, Denver

VIDEO LINK: <https://vimeo.com/441484540>

UTILITY PROVIDERS: Electric - Xcel Energy; Gas - Centerpoint Energy;
Water - Denver Water (1.5" Tap); Sewer - Denver

2019 TAXES: \$26,043.98

ASKING PRICE: \$1,800,000.00

COMMENTS: Lake Steam Russian Turkish Bath House, a tradition for many of our front range community residents, was originally built in 1927 to serve the Russian Jewish, Italian and Greek communities of West Denver. It is a place to experience a traditional eastern European style spa offering a traditional soak, sauna and steam, a light deli style meal, a very affordable massage.



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Join Alamo Drafthouse, Sloan's Tap & Burger, Little Man Creamery, Seedstock Brewery, Brew Culture Coffee in catering to all our West Denver residents and the many more soon to come. Major changes are afoot for our area of town that will likely continue to see growth during the recovery. Easy access to I-25, 6th Ave, Federal and Sheridan Blvds and the Westline Light Rail Stations at Knox and Perry. Over 38,000 in daily traffic count.



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Area Developments:



West End Flats: 101 workforce housing apartments & 9,295 SF of retail space.

The Julian: 8-story, 58-unit condominium project under construction.

Sloans Redevelopment: Blk 1-Lakehouse 224 unit condo under construction; Blk 2- Residences at Sloans 7-story Class A apts.; Blk 3- Sienna and Sloans Edge- 48-unit apartments with retail; Blk 4- Perry Row at Sloans 60 townhomes; Blk 5 & 6- Regatta Sloans.

1570 Grove Street: a 300+-unit planned project

Mile High Stadium District: formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district.

Arroyo Village: 130-unit senior housing development at Knox Station

Mile High Vista & Luxe at Mile High: "Corky" Gonzales Library; 80 unit Avondale apartments with office & retail. 375-unit Luxe at Mile High under construction.

X @ Sloans: 58-unit apartment complex under construction.

Brandon Courtyards: 104-unit apartment complex.

Circa: 64-unit condominium project.

Area Housing Development Stats: