

WEST COLFAX PROPERTY FOR SALE IN OPPORTUNITY ZONE

3540 & 3541 W. Colfax Ave. Denver, CO
10,530 Sq Ft Bldg with 35 parking spaces; Zoned U-MS-5



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



Property Address:	3540 W. Colfax Ave. Denver, CO 80204	3541 W. Colfax Ave. Denver, CO 80204
Bldg. Size:	10,530 SF	N/A
Site Size:	15,602 SF (Includes 15 parking spaces)	6,250 SF (Includes 20 parking spaces)
Legal:	LOTS 1 to 5 INC BLOCK 4 COLFAX AVENUE SUB OF MAPLE GROVE SUB	Lots 13 & 14 Block 31 CHELTENHAM HTS MCINTOSH RESUB 02323
2020 Taxes:	\$26,794.79	\$7,418.76

COMMENTS: Lake Steam Russian Turkish Bath House built in 1927 as a traditional European style spa, offers a unique opportunity in the emerging West Denver neighborhood of south Sloan's Lake. Join Alamo Drafthouse, Sloan's Tap & Burger, Sloan's Lake Brewhouse, The Patio, Little Man Ice Cream Factory, Seedstock Brewery, Brew Culture Coffee in catering to all our West Denver residents with many more to come.

ASKING PRICE: \$2,300,000.00

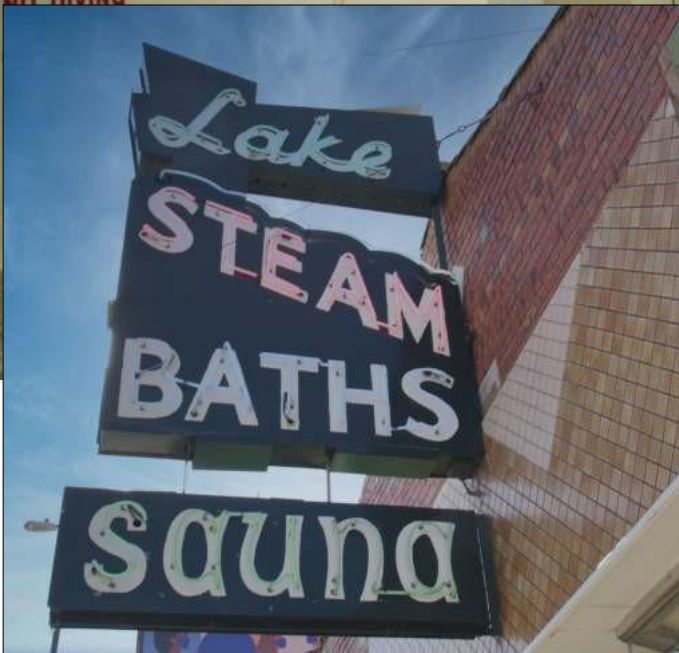
CLICK [HERE](#) FOR VIDEO

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Viewed as one of the fastest growing neighborhoods, south Sloans Lake has many changes afoot. With easy access to I-25, 6th Ave, Federal and Sheridan Blvd, Colfax at Lowell Blvd. sees a daily traffic count of over 38,000 vehicles. The property connects to walking and biking trails along Sloan's Lake and Lakewood Dry Gulch with the Westline Light Rail Station.

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Area Developments:



West End Flats

101 workforce housing apartments & 9,295 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 apartments; Blk 3-Sienna and Sloans Edge 48-unit apartments with retail; Blk 4-Perry Row at Sloans 60 townhomes; Blk 5 & 8 – Regatta Sloans.

1570 Grove Street: a 300+ planned project.

Mile High Stadium District:

Formerly Sports Authority Field; plans to redevelop the south & west parking areas into a mixed-use entertainment district.

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@ Sloan’s: 58-unit apartment complex under construction.

Brandon Courtyards: 104-unit apartment complex.

Circa: 64-unit condominium project.