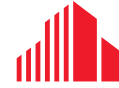


FOR SALE

724-736 Lincoln Street

Denver, Colorado 80209



CUSHMAN &
WAKEFIELD



Building and Land For Sale

Sale Price: \$3,200,000 (\$236/SF Based on Land SF)

The property consists of a 3,895 square foot building with two tenant spaces, one currently occupied by City Bakery. The other 1,700 square feet is vacant and could be rented for a variety of uses. In addition, there is a parking lot to the north with 32 individual spaces rented out monthly to people working in surrounding buildings. The half-block will at some point be consolidated into one or two ownerships for development. However, this property could be developed on its own for a smaller project. The parking lot on the south side of the building with 17 additional parking spaces and billboard sign are not included in this property but the parking lot is currently rented by the owner for the use of City Bakery and a second building tenant. This could be a great development site and/or land hold with current income or user building with parking. The D-GT zoning allows for excellent density development. *Please see reverse for aerial.*

Property Features

Building Size 3,895 SF

Land Size 13,515 SF

Zoning D-GT

Tenants City Bakery
Vacant (±1,700 SF)

Parking North parking lot: 32
South parking lot: 17

Current Gross Income \$141,000 (Based on full occupancy)

Net Operating Income \$78,000 (Approximate)

Taxes \$33,278

Assessed Valuation Land: \$1,486,700
Improvements: \$1,000

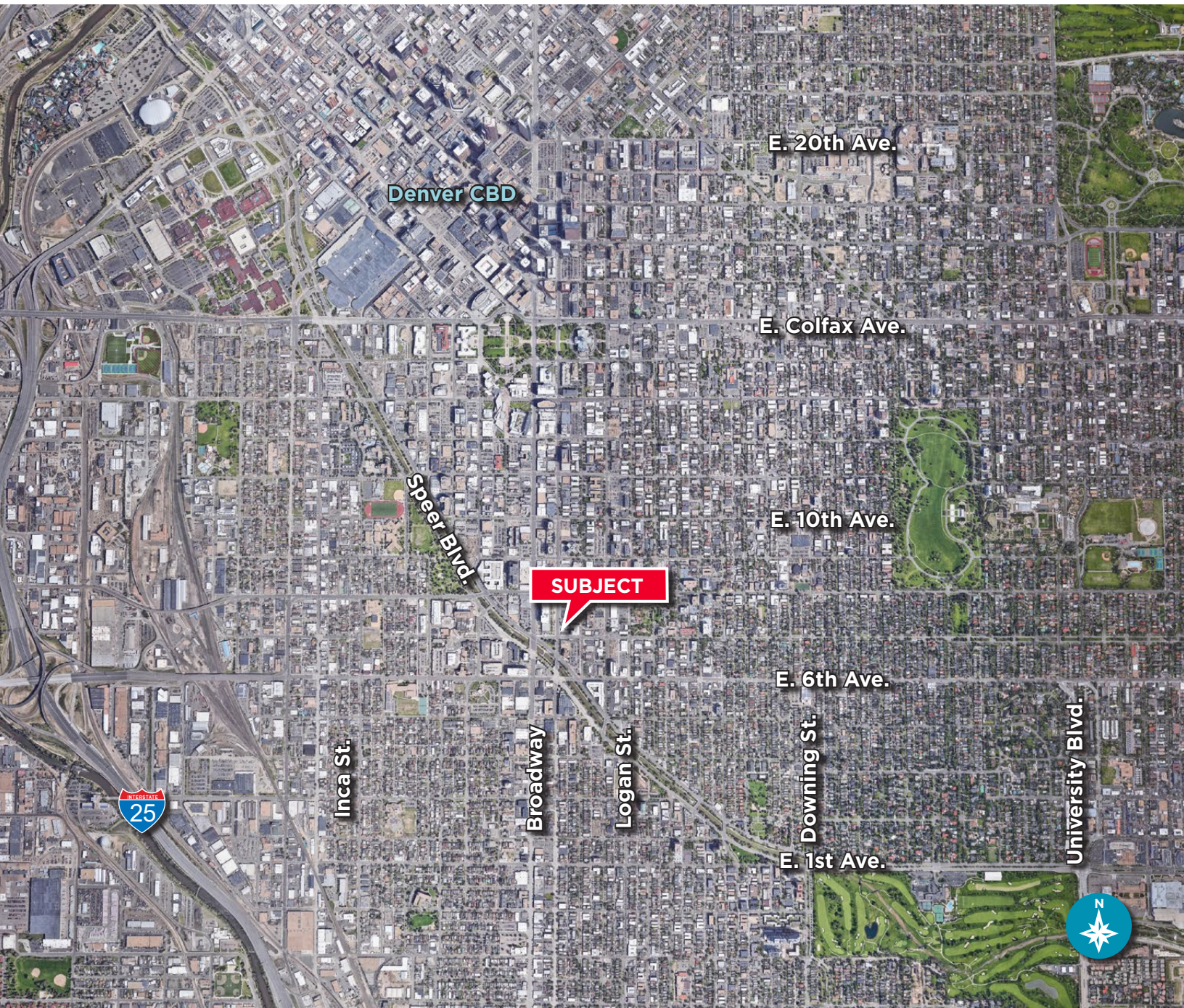
FOR SALE

724-736 Lincoln Street

Denver, Colorado 80209



CUSHMAN &
WAKEFIELD



For more information, please contact:

Trevor Brown
Managing Director
+1 303 312 4208
trevor.brown@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com