

**OFFICE
FOR SALE**
1,725 SF BUILDING

\$595,000
925 W. 7TH AVE
DENVER, CO 80204



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM



LOCATED IN DENVER'S HISTORIC SANTA FE ARTS DISTRICT

PRIVATE OFFICES, SHARED SPACES, KITCHEN,
ADA ACCESSIBLE ENTRY, ADA ACCESSIBLE BATHROOM,
SKYLIGHT IN THE CONFERENCE ROOM
EASY ACCESS TO 6TH AVE, I-25 AND DOWNTOWN,
LOTS TO DO AND EAT IN THE NEIGHBORHOOD,
FIRST FRIDAYS RIGHT OUTSIDE YOUR DOOR, GREAT NEIGHBORS
RARE OPPORTUNITY, GREAT LOCATION IN THE HEART OF DENVER



AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

DEMOGRAPHICS (2017)

EST. POPULATION:

AVG. HH INCOME:

TOTAL HOUSING:

1 MILE

18,397

\$75,038

10,904

3 MILE

236,315

\$83,878

124,003

5 MILE

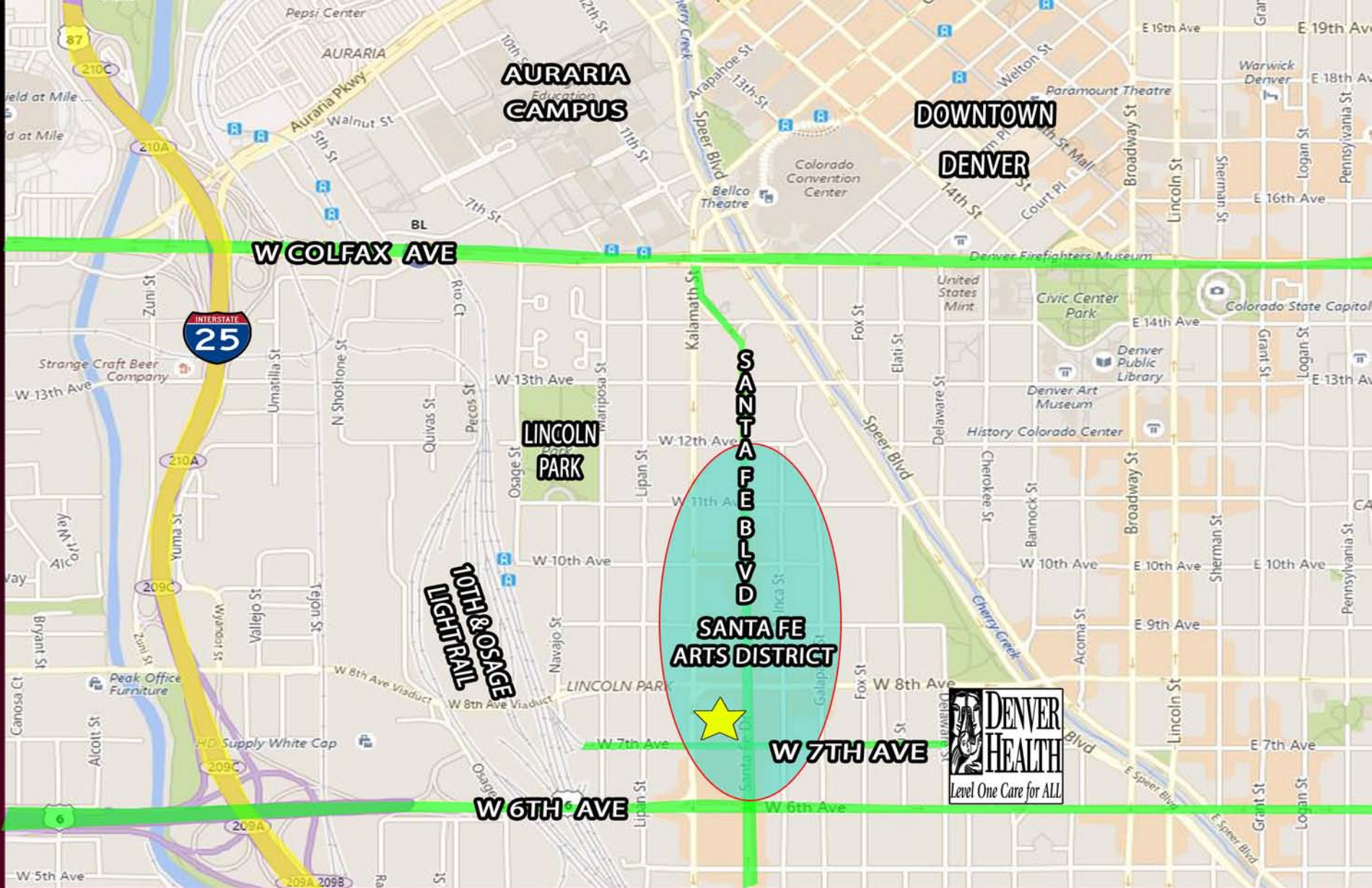
527,824

\$83,652

253,187

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