

**RE/MAX**

COMMERCIAL

**For Sale**

**2801 W Harvard Ave  
Denver, CO 80219**



### PROPERTY HIGHLIGHTS

- ◆ **Price:** \$550,000
- ◆ **SF - Bld:** 4,211 SF total; 2 Buildings
  - 1.) 682 SF Residence
  - 2.) 3,529 SF Commercial bld; 2,605 SF at grade
- ◆ **SF - Lot:** 18,857 SF; 0.43 Acres
- ◆ **YOC:** 1939 / 1945
- ◆ **Zoning:** S-SU-F1. Suburban - Single Unit - F1 (with Tandem House or Accessory Dwelling Unit); Uses: Office, Church, School, Residential, Assisted Living, Live / Work etc - **Buyer to verify**
- ◆ **Taxes:** \$6,667 (2016)

**Greg Kelly**  
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**RE/MAX PROFESSIONALS**

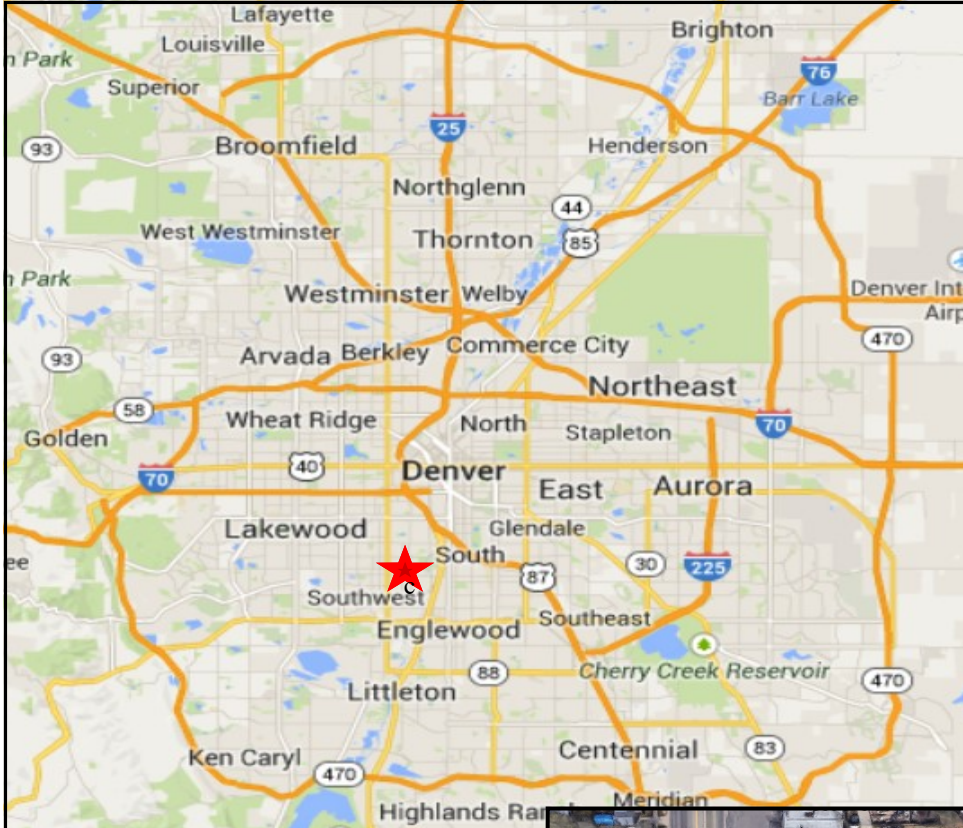
10135 W San Juan Way, Littleton, CO 80127  
Tel: (303) 972-9999 Fax: (303) 972-9009

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## 2801 W Harvard Ave Denver, CO 80219



**DAYCARE IS AN  
ALLOWABLE USE  
BUT THE ADJACENT  
BUILDING HAS BEEN  
RULED TO BE TOO  
CLOSE, BY A FOOT.**

**ONE BLOCK EAST OF  
FEDERAL. 1 MILE  
NORTH OF  
HAMPDEN / 285.**



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