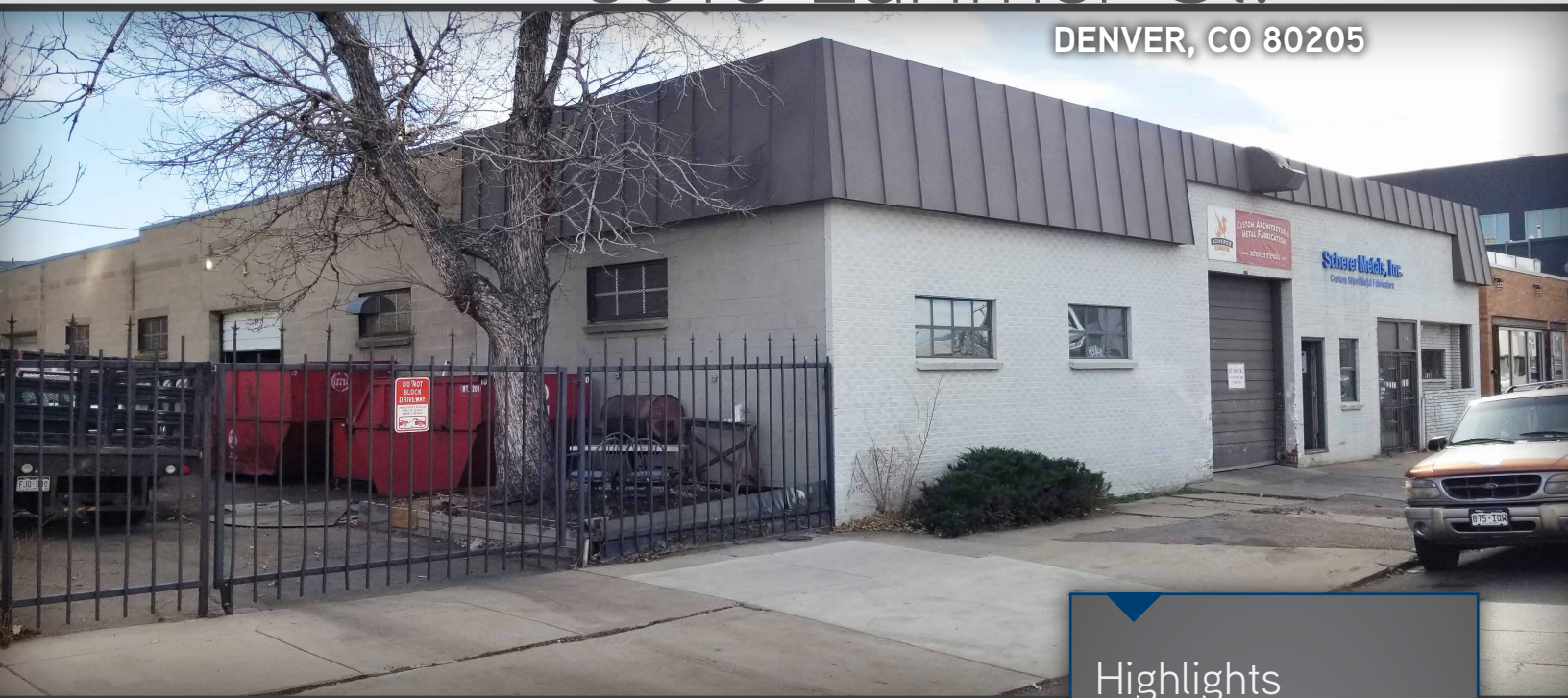


**MIXED-USE BUILDING
FOR SALE**

3518 Larimer St.

DENVER, CO 80205



Building Information

- › Price: \$2,600,000
- › Building Size: 8,312 SF
 - Office: 1,000 SF
 - Warehouse: 7,312 SF
- › Lot Size: 12,488 SF
- › Yard Dimensions: 27' x 120'
- › Loading: Three (3) Drive-Ins (2 – 10'x10', 1 – 10'x12')
- › Zoning: I-MX-3, zoning overlay allows five (5) story mixed-use redevelopment
- › Power: 400 Amp, 240 Volt, 3-Phase TBV
- › Taxes: \$18,467.88 (2016)
- › YOC: 1958
- › Clear Height: 12'-14'

Highlights

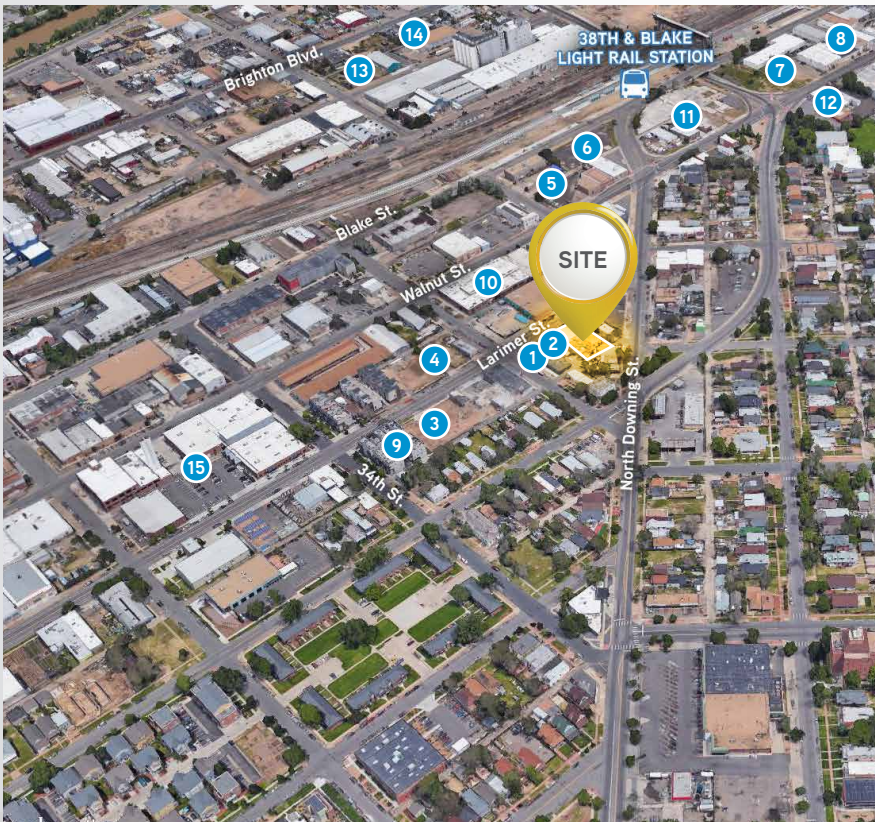
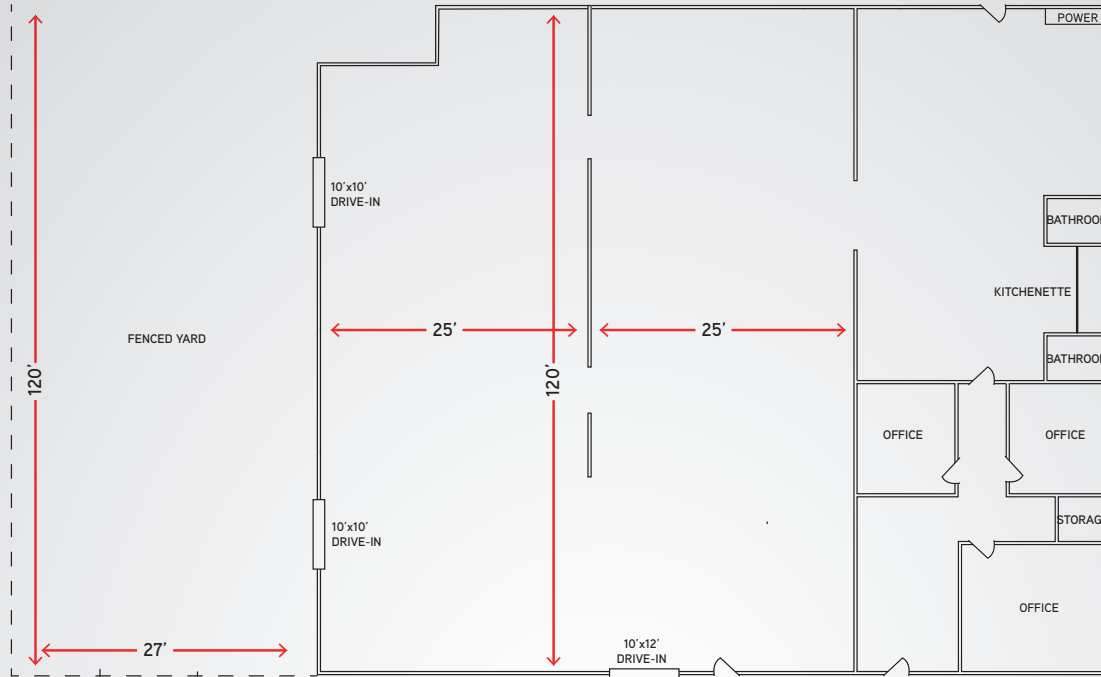
- › Retail/office re-positioning opportunity
- › Hot redevelopment area, five (5) stories possible
- › Fenced yard included
- › Multiple drive-ins

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Accelerating success.

Floor Plan



1	Hop Alley
2	Fish N Beer
3	35th & Larimer Apartments - 66 Unit MFH Chuburger
4	Larimer Row - 28 Unit MFH
5	The Hub Office - 250,000 SF
6	The Hub Hotel
7	World Trade Center - 270,000 SF Office
8	World Trade Center Hotel - 200 Rooms
9	Bar Helix
10	Exdo Event Center
11	Black Shirt Brewing
12	RiNo Beer Garden
13	Ride @ RiNo - 84 Units MFH
14	Revolution 360 - 150,000 SF Mixed Use
15	Proposed 233 Unit MFH



Contact Us

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