

RETAIL CONDO FOR SALE



BROOKS TOWER RETAIL CONDO 1020 15TH STREET, #1V DENVER, CO 80202

Located on the ground floor with the front entrance on 15th Street in the Brooks Tower high-rise building consisting of 42 floors in downtown Denver in the theater district, one block from 16th Street Mall, Denver Convention Center, Denver Center for the Performing Arts and directly across the way from the brand new Gates office building, Four Seasons Hotel, Curtis Hotel, and two blocks from Larimer Square. Surrounded by restaurants, retail shops, and offices. Most recently used as an art gallery, the space lends itself well to a new owner with any use in mind and is ready to be moved into today.

- Steps from the Convention Center and Denver Center for the Performing Arts.
- 1 Block off 16th street mall
- HOA includes heating, cooling, sewer, water, trash & cable.
- Entrance on 15th Street!
- Kitchenette & Private restroom
- Access to all building amenities!

SALE PRICE

\$599,000.00

2,394 Square Feet

PROPERTY STATISTICS

| <u>BUILDING</u> | | <u>SITE</u> | |
|-----------------|----------------|-------------|---------------|
| SIZE | 2,394 SF | SECURITY | 24/7 |
| YOC | 1967 | FLOORS | 42 Floors |
| MATERIALS | Steel/Concrete | PARKING | Garage/Street |
| HOA DUES | \$1,392/Month | TAXES | \$12,032.15 |

DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|------------|---------------|---------------|---------------|
| POPULATION | 44,490 | 241,538 | 489,628 |
| HOUSEHOLDS | 27,956 | 121,155 | 221,997 |
| HH INCOME | \$ 77,960 | \$ 63,105 | \$ 61,780 |

FOR MORE INFORMATION, PLEASE CALL:

Joshua Cohen - 303-692-1816

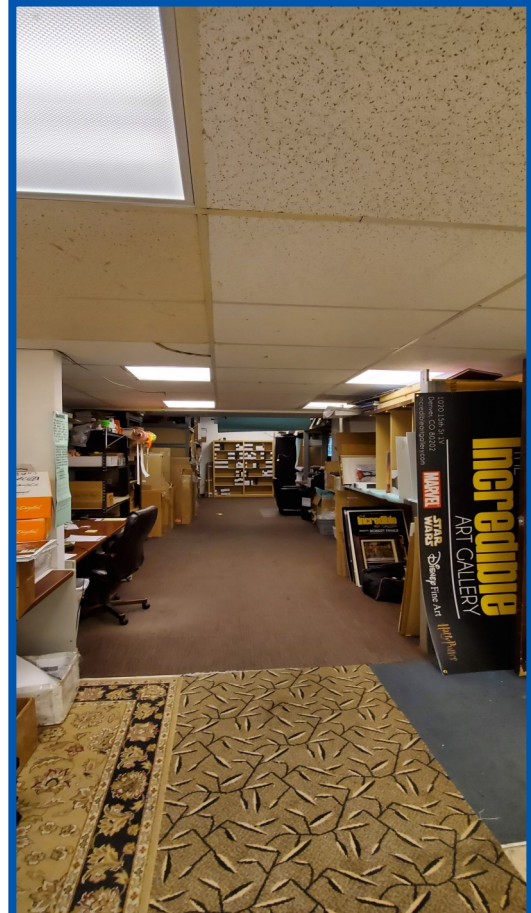
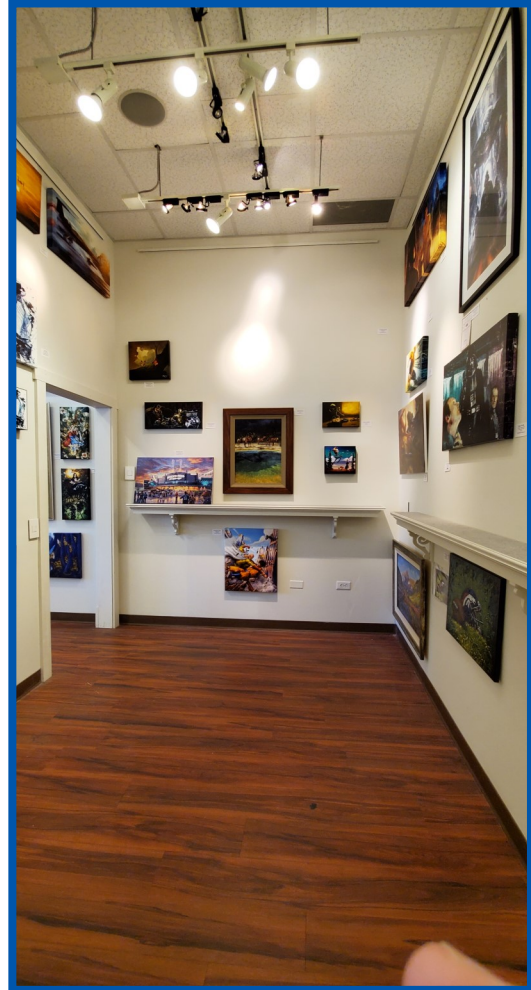
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learn more at www.JohnProppCommercial.com

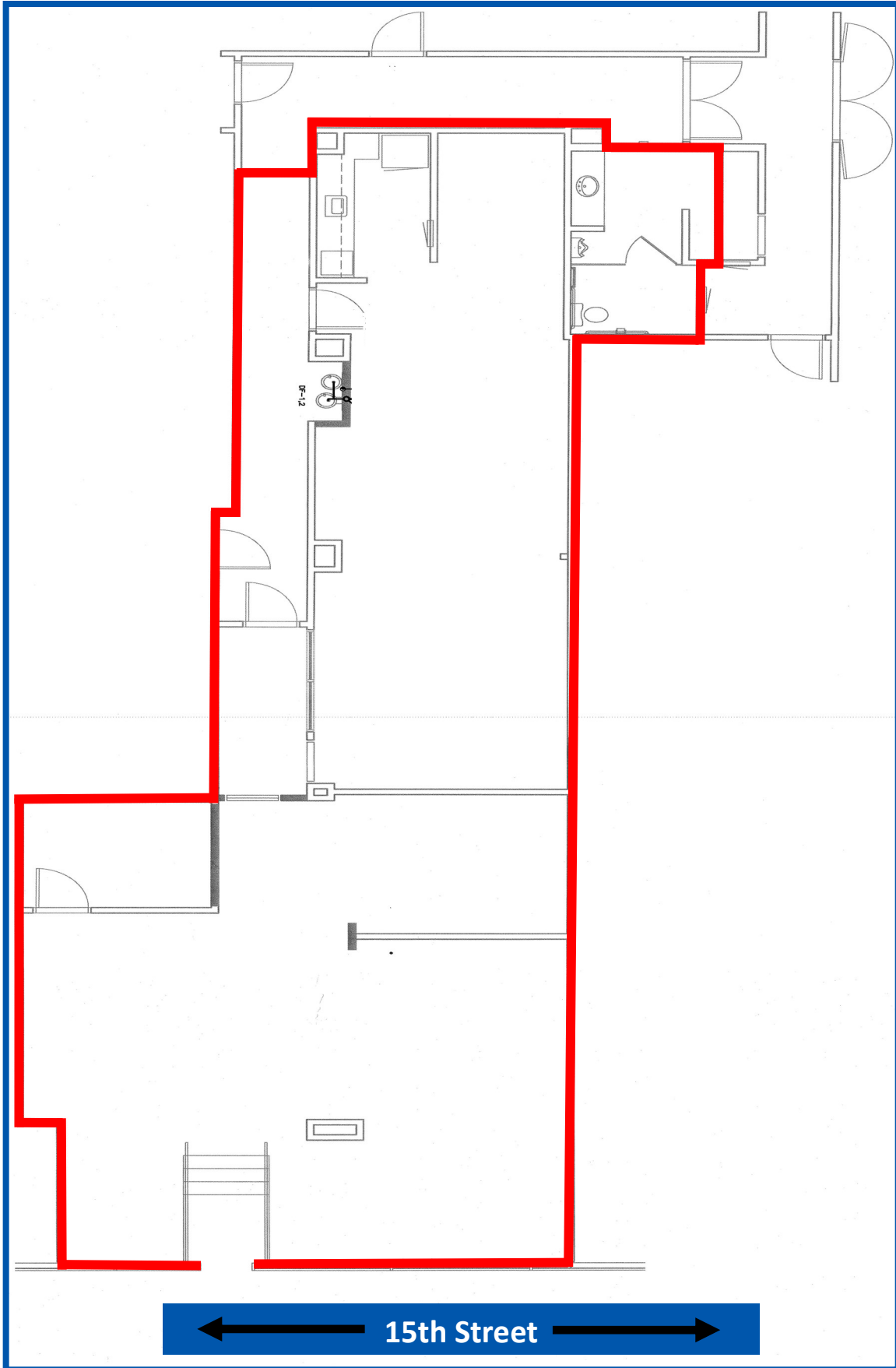


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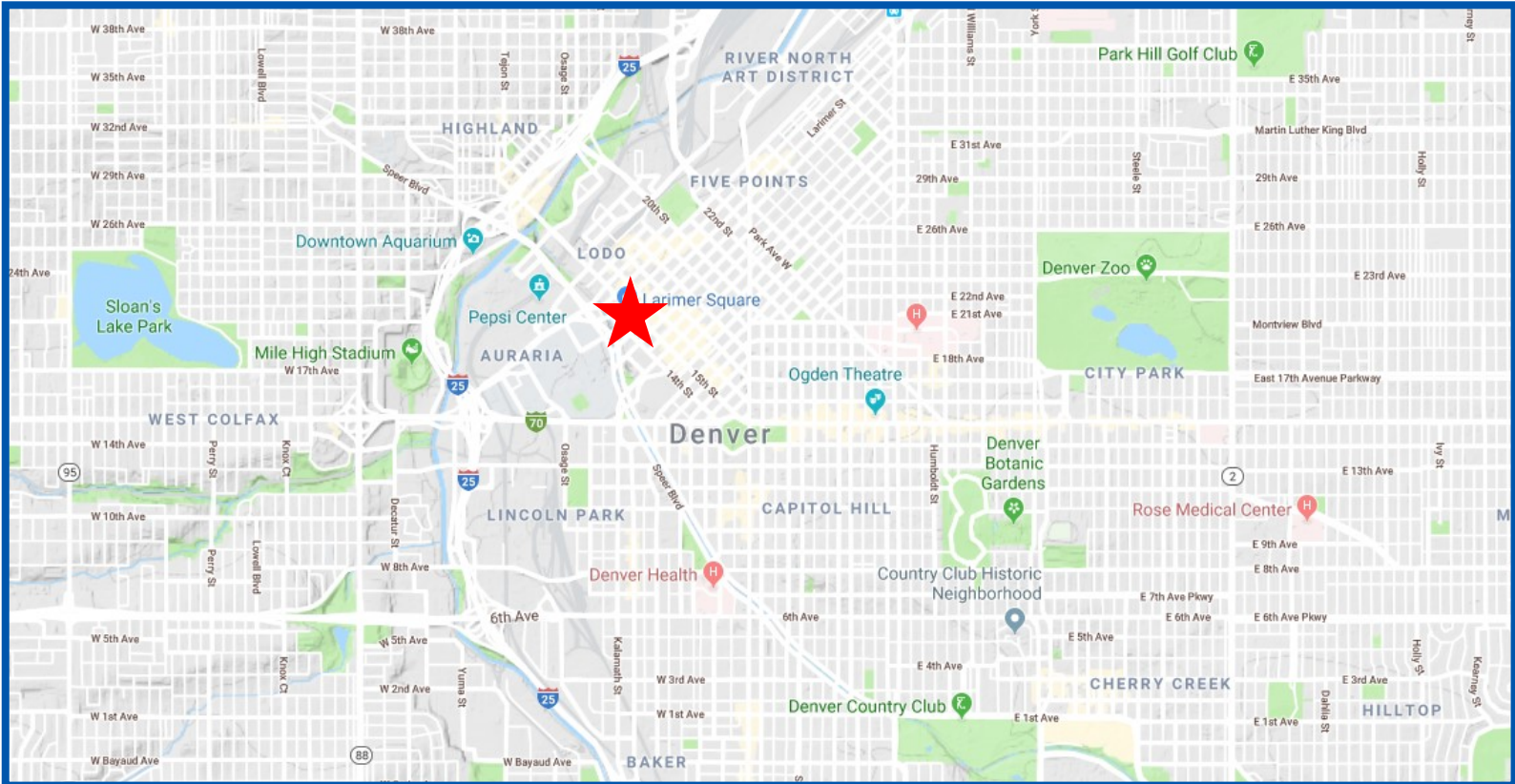
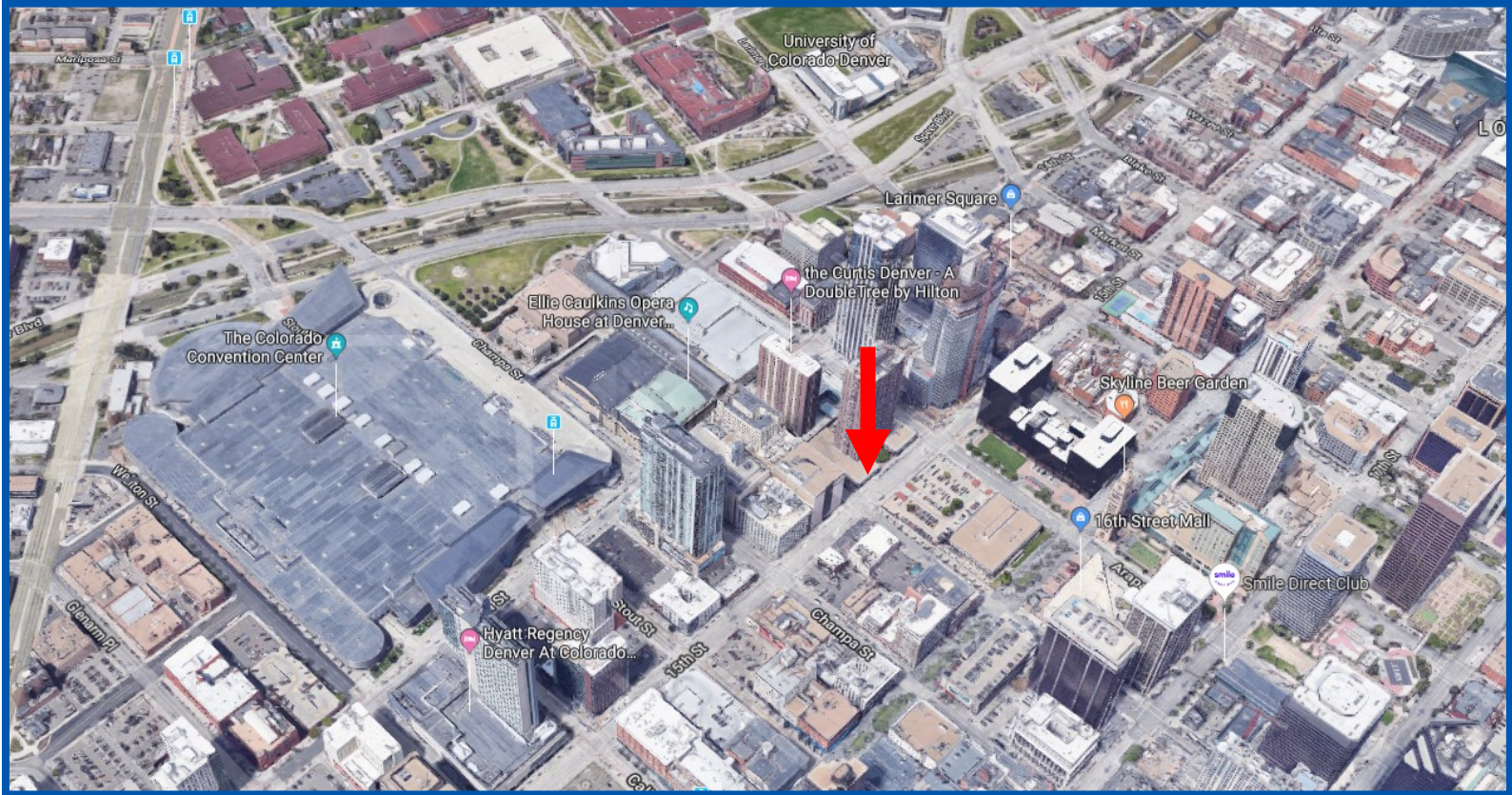


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FLOOR PLAN



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

