

2137 S BIRCH ST

DENVER, CO 80222

7,670 SF BUILDING
0.28 ACRES

FOR SALE
\$2,695,000



REDEVELOPMENT ASSEMBLAGE OFFERING



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PROPERTY HIGHLIGHTS

Sale Price:	\$2,695,000
Lot Size:	12,338 SF (0.28 AC)
Building Size:	7,670 SF
Zoning:	C-MX-5
Year Built:	1959
Renovated:	2016



Two story office building plus partially finished basement with two restrooms with showers. May be assembled with 2135 and 2115-2123 S. Birch Street for a total land area of 43,182 SF.

- Colorado Central Light Rail Station/Signalized Intersection
- Immediate access via I-25 & Colorado Blvd.
- Two newer HVAC units (Rooftop and Pad)



PROPERTY PHOTOS



RETAIL MAP

