

Two Story Single/Multi-Tenant  
Office Building, Built Out as  
Office/Showroom

FOR LEASE OR SALE  
5124 N 19th Avenue



**Sale Price: \$1,395,000**  
**\$16-\$18/Modified Gross**  
1,461 SF | 3,307 SF | 3,374 SF | 8,142 SF

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# Property Information



**Property Type:** Office/Showroom

**Location:** 5124 N 19th Avenue

**Lease:** Rent/SF/Year: \$16-\$18/SF Modified Gross

**Sale:** \$1,395,000 [\$171.33/PSF]

**Sizes:** 1,461 SF | 3,307 SF | 3,374 SF | 8,142 SF (full building)

**Zoning:** LC

**Parcels** 153-24-090C

## Property Features

- 2 Story single/multi-tenant office building, built out as a office/showroom
- Good visibility with monument signage
- Upgraded fits & finishes
- First floor showroom / second floor offices
- 14 parking spaces
- Built 1982 / Renovated 2023

## Site Features

- Opportunity Zone
- Located on Light Rail
- Walking distance to area amenities and light rail



Demographics	1 mile	3 miles	5 miles
Population	26,613	192,159	491,544
Average Age	32.1	33.1	33.3
Average HH Income	\$66,460	\$86,660	\$86,466

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# Photos



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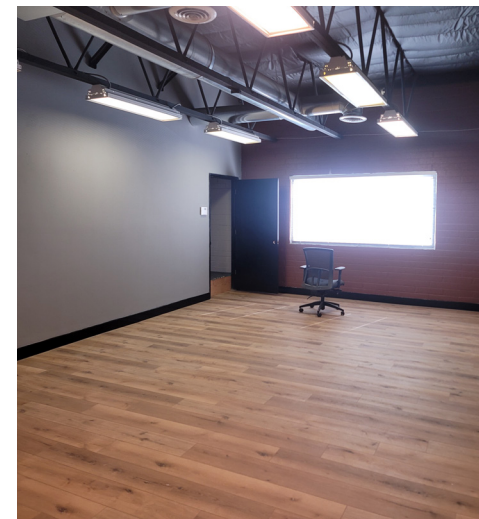
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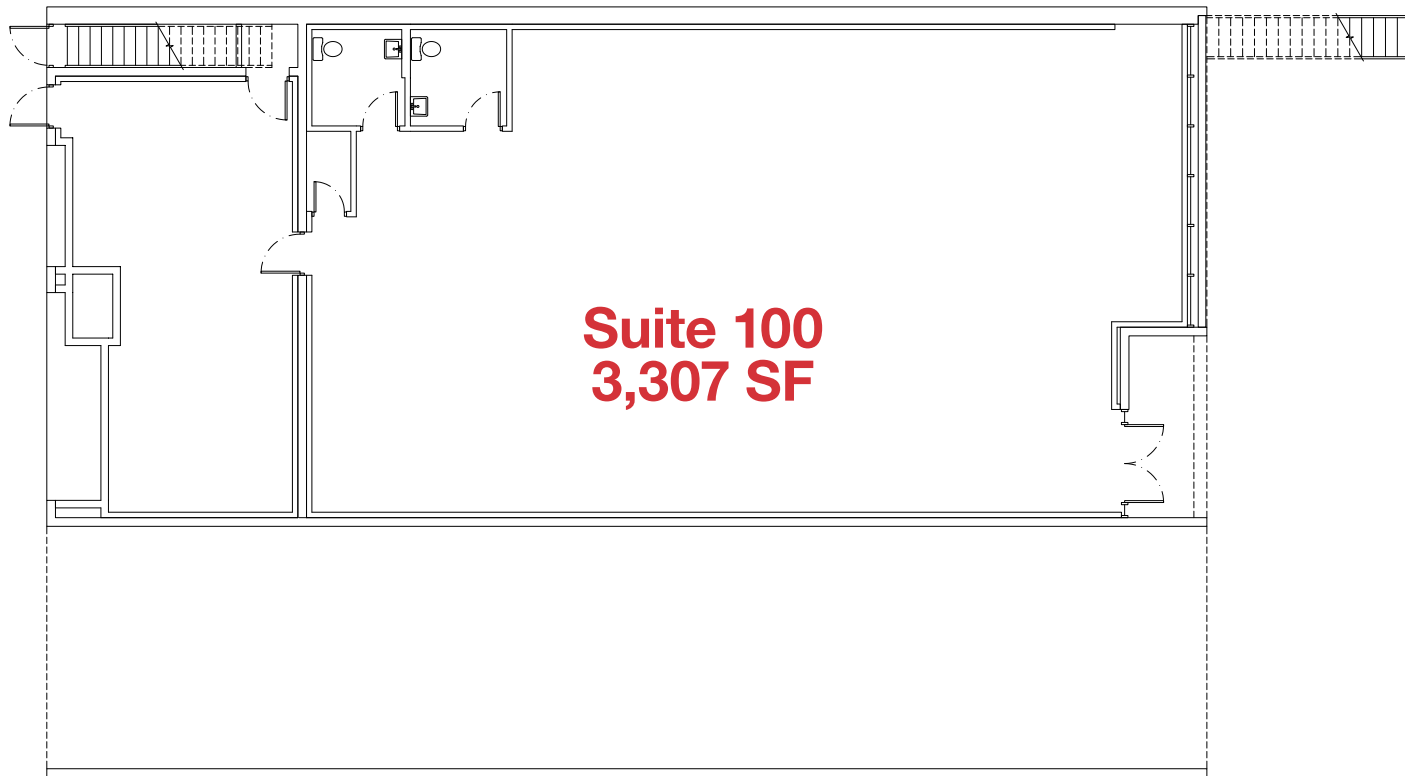
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# Floor Plan - First Floor



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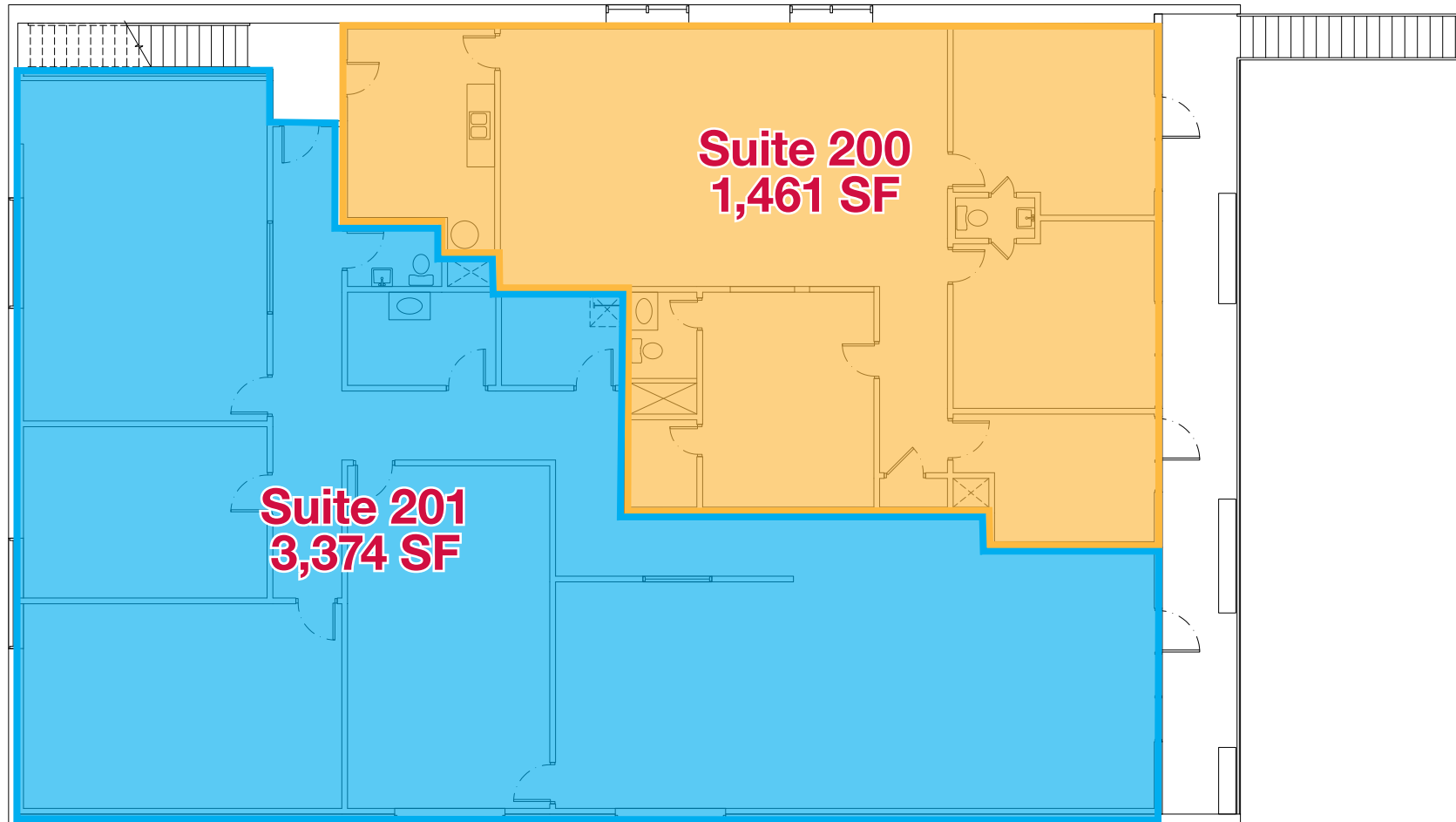
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# Floor Plan - Second Floor



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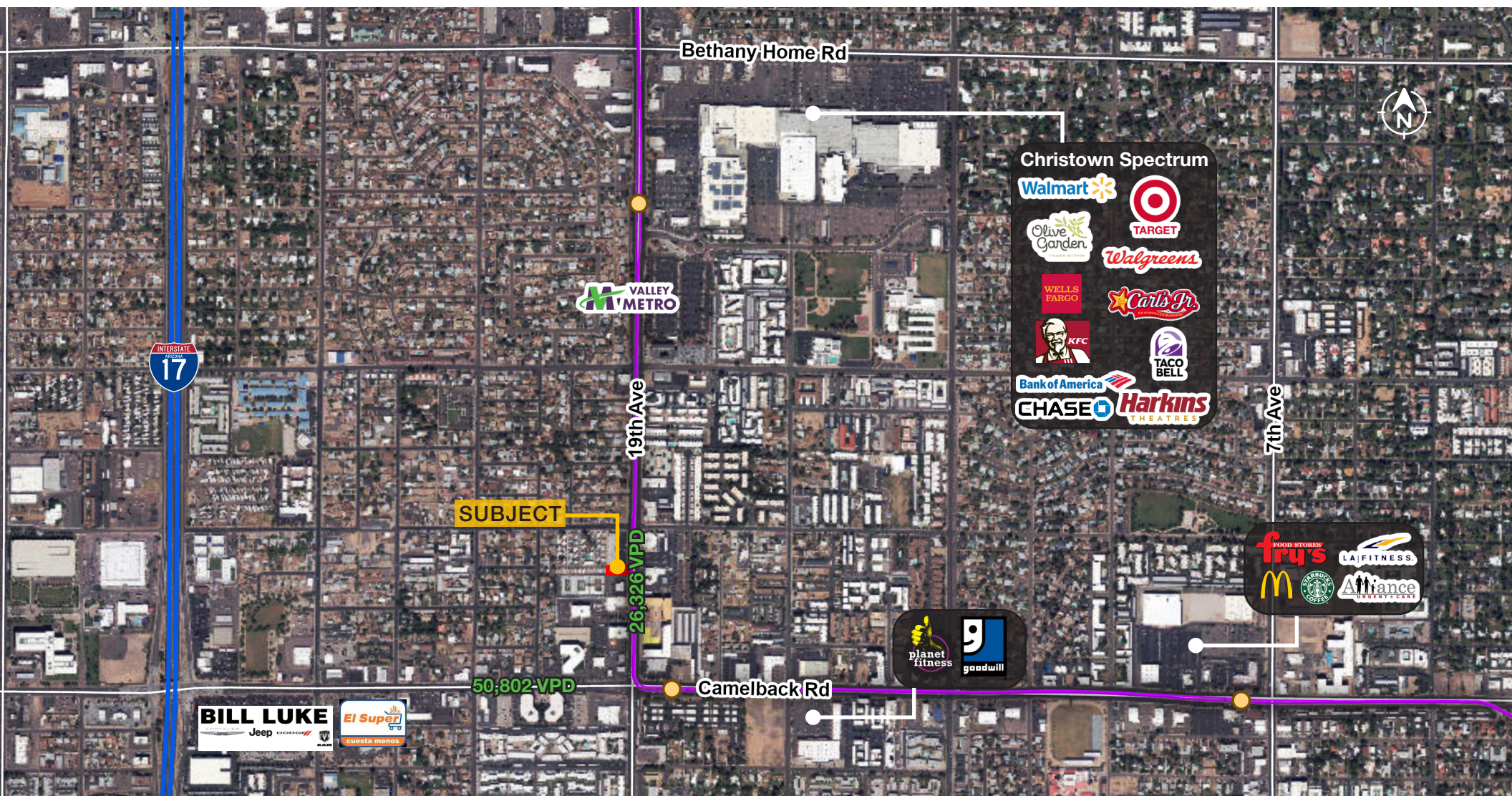
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# Retail Map



24-04-018

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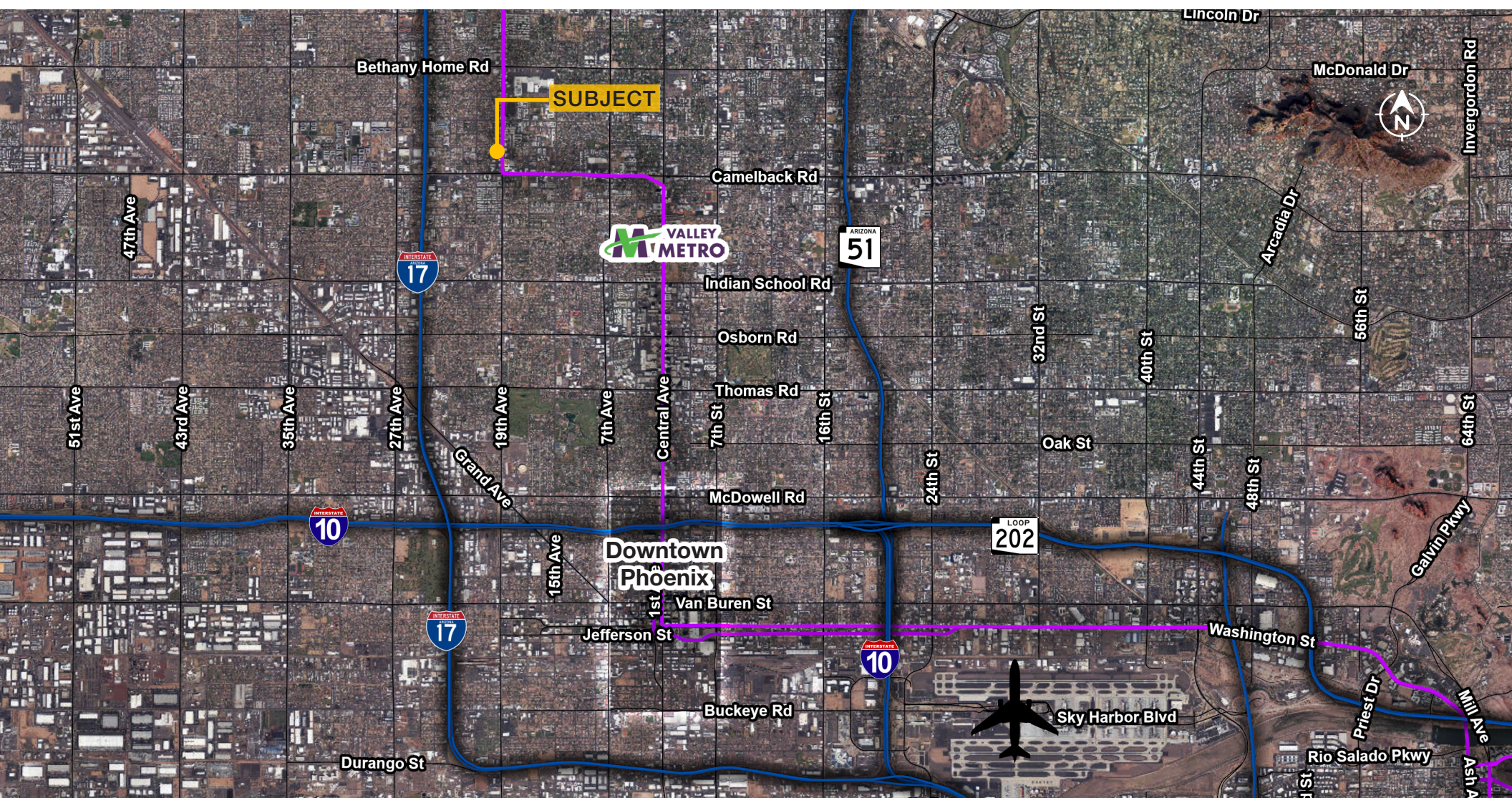
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# Downtown Proximity Map



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