

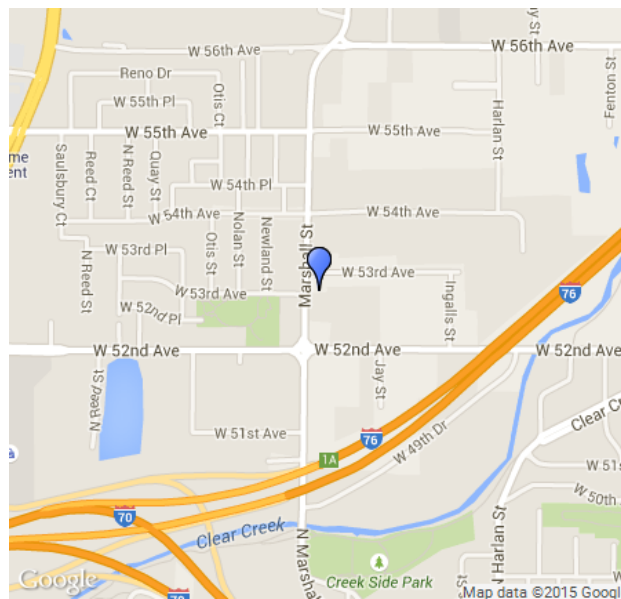
\$739,000

- ❖ Combined 30,448 sq. ft.
- ❖ Liberal commercial zoning for redevelopment
- ❖ 10-minute drive to downtown Denver
- ❖ Unincorporated Jefferson County
- ❖ Purchase “as-is” and keep tenants month to month or market to companies desiring large-lot properties
- ❖ Zoning: Jefferson County C-1
- ❖ Fully leased: current tenants are month-to-month, but willing to renew. Monthly income: \$3,400.
- ❖ Marshall St. is classified “retail/minor arterial” by the city of Arvada.
- ❖ Convenient location four blocks north of I-70 between Harlan and Wadsworth.

5290 & 5296 Marshall St.

Arvada, CO 80002

For
SALE



*Adjacent properties
can be assembled for
redevelopment on a
total of 30,448
square feet*

5290 Marshall St.

Residential property

YOC 1910

Brick construction “bungalow” architecture

690 sf + 690 sf basement + 241 sf enclosed porch + 522 sf detached commercial grade garage with loft

Land: 11,543 sf

5296 Marshall St.

5296 Marshall St is sited on a hard corner on the s/e/c of W 53rd Ave & Marshall St. and consists of two multi-use, commercial/residential properties.

Building 1:

YOC 1940

Brick construction, “bungalow” architecture

1,025 sf + 1,025 sf basement.

Building 2:

YOC 1946

Brick/block construction, “ranch” architecture.

1,927 sf.

Land: 18,905 sf

