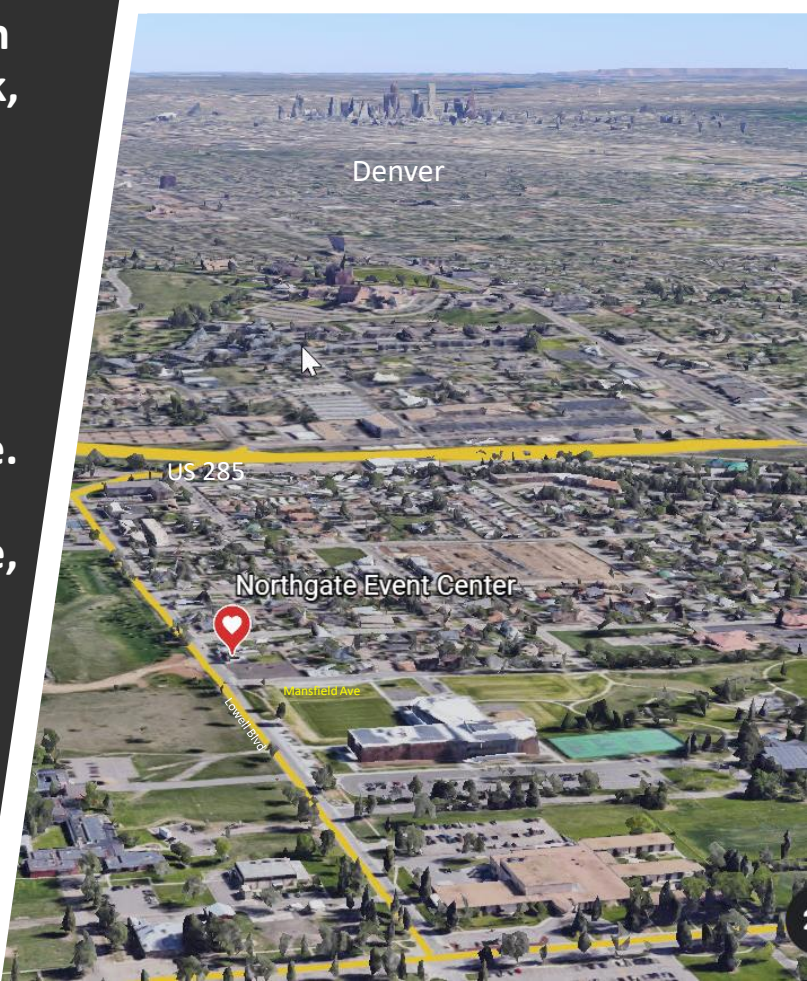


3880 South Lowell Blvd Denver CO 80236 Commercial Property For Sale / For Lease

Fantastic property with unobstructed views of the Front Range. A hidden gem nestled in heart of Sheridan. Great Opportunity in this rapidly developing neighborhood. Close to everything yet tucked just a few blocks from US 285.

The “Destination Location” you’ve been looking for!

On .67-acre lot this 2-story building has 3,760 SF. Amazing sunsets to be seen on the 800 SF roof top deck, 2 outdoor patios on the main level, and 50 private parking spaces! Free street parking on the west and south sides adjacent to the parking lot. Includes an active tavern/liquor license. Operate as is or Divide, Develop - opportunity zone, or Lease.



3880 South Lowell Blvd Denver CO 80236 Commercial Property For Sale / For Lease

Property Type: **Special Purpose**
Building Size: **3760**
Year Built: **2017**
Land Area: **0.67 Ac.**
Parking lot: **11,088 SqFt**

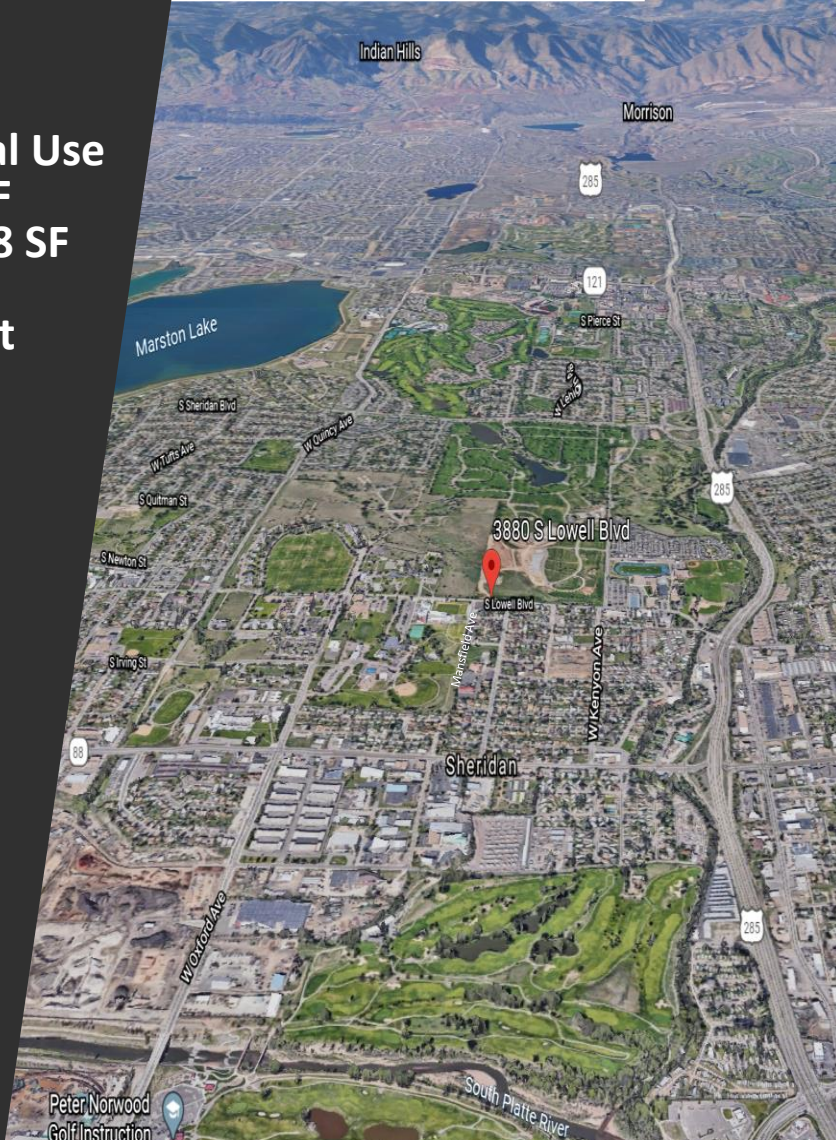
Total Available: **3760 SF**
Asking Rate: **Negotiable**
Sale Price: **1.55 Million**
Lease Rate: **\$16/sf NNN**
Expenses: **\$8.75/SF**

Building Class/Type: **A2**
Stories: **2**
% Occupied: **100%**

Zoning Class: **Special Use**
Zoning Code: **RES-SF**
Land SF: **29,088 SF**
Tenancy: **Single Tenant**

Cross Streets:
**NE/W Mansfield Ave/
S Lowell Blvd**

Parcel Numbers:
2077-05-228-012
2077-05-228-013



3880 South Lowell Blvd Denver CO 80236 Commercial Property For Sale / For Lease

Fantastic commercial property with Majestic Mountain Views. This hidden gem is nestled in the heart of Sheridan overlooking the front range. Fantastic opportunity to get in on the ground floor of the next rapidly developing neighborhood. Close to everything yet tucked just a few blocks off the main corridor of US 285 – this could be the “Destination/Location” you’ve been looking for. Situated on the corner of Mansfield and Lowell Blvd, this .67-acre lot includes 3,760 SF 2-story building with Amazing sunset views on the 800 SF roof top deck, two outdoor patios on main level, Plus 50 parking spaces. Currently operating as high-performance Event Center and Taproom but possibilities are endless: Restaurant/Bar, Micro Brew/ Gastro Pub, Art/Business Studio, Daycare center or Corporate Retreat. Current status includes active Liquor/ Tavern license.

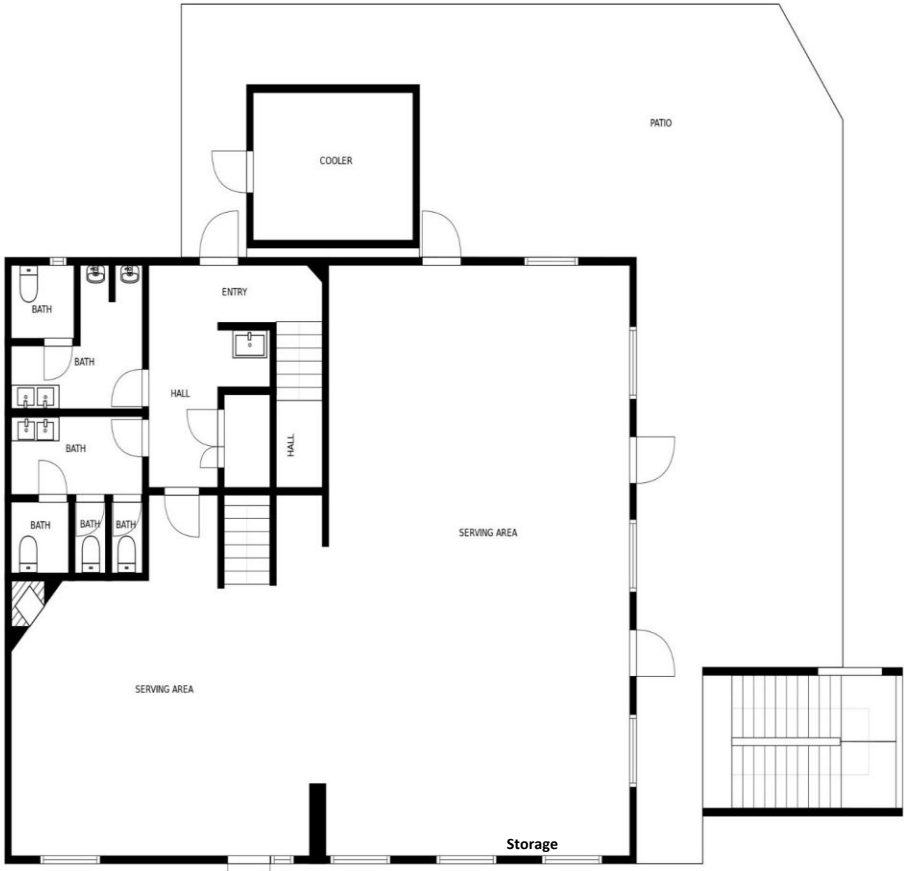
- Active Tavern Liquor license to support the building, 3000 sf garden area, all patios and roof top deck
- All architectural, structural, civil and engineering plans approved by the city of Sheridan
- Total occupancy per current plans
 - 120+ interior seats
 - 130+ upper balcony and lower patio seats;
 - garden area can hold an additional 300+ depending on configuration
 - 3 bathrooms - 1 up and 2 down
 - 2 bar areas - 2nd floor taproom & portable bar available for garden level events
- Full open 1000 sf of basement space for dry storage and other business needs such as catering prep. IT, Fire Controls, Liquor Storage and Mechanical
- High Efficiency Convection Rinnai heaters throughout. Two commercial grade Breeze Air Swamp Coolers. Average utility bill runs \$350/mo.
- New 299K BTU Rinnai Boiler supplying a 100 Gallon Holding Tank
- New electrical 300-amp service; panel rated to 400amp service
- Taproom is approximately 760 sf with 12 x 7 garage door access to deck.
- Roof top deck is approximately 800 sf + dry storage area
- Fantastic signage on egress staircase
- Pump station infrastructure in place in basement; all levels are sprinkled
- 4” fire line to support fire suppression
- New sewer line to tap
- New 1500-gallon grease trap



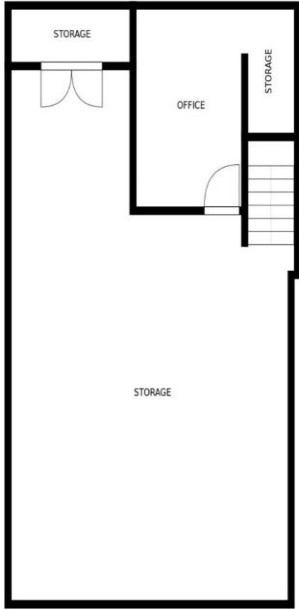
3880
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Denver
CO 80236



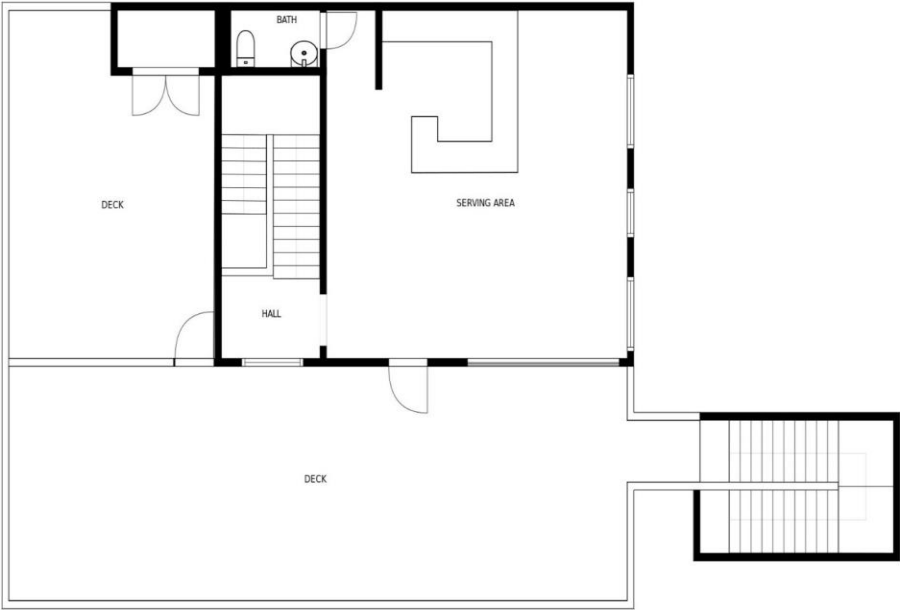
3880 South Lowell Blvd, Denver CO 80236



1st Level



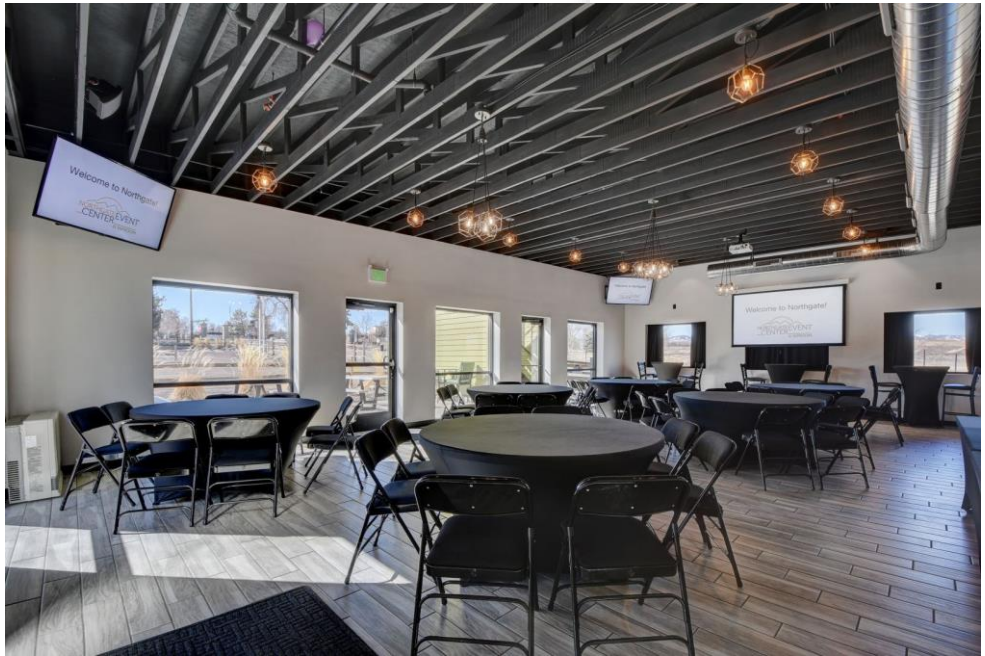
Basement



2nd Level

Interior

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Taproom

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Roof top Deck & Taproom

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Patios

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Backyard

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Corner Lot / Parking

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HOMES**

3880 South Lowell Blvd, Denver CO 80236

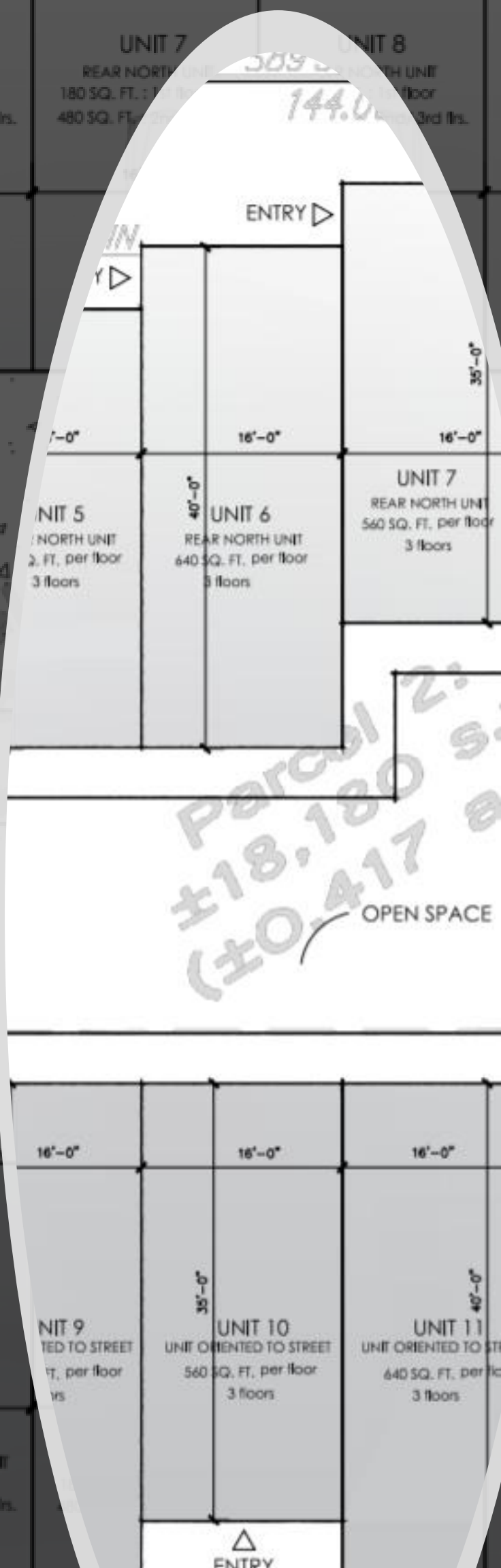


BASEMENT: 1000 SF of Dry Storage + Prep Kitchen + Private Office
+ IT + Mechanical + Fire/Sprinkler Controls



**BERNARDINI
HOMES**

Feasibility
Studies
for
Multi-family
in
Qualified
Opportunity
Zone





**BERNARDINI
HOMES**

3880 South Lowell Blvd
Denver CO 80236

Commercial Property
For Sale / For Lease



Links to Virtual Tours:

- Virtual Tour:
<http://www.listingsmagic.com/206523>
- You Tube:
<https://youtu.be/Dw8J6lqBXFM>
- Matterport 3-D Virtual Tour:
<https://my.matterport.com/show/?m=bTL8XMPCNLs>
- **360 Degree Tour:**
<https://vrtourhosts.com/listing/23524/tour>
- Interior:
<https://youtu.be/QJEosfioXTg>
- Exterior:
<https://youtu.be/4VnMk4i7J6o>