



Photo is AI-enhanced

## FOR SALE – High-Visibility Restaurant Property

3200 N Downing St, Denver, CO 80205

|                         |                        |
|-------------------------|------------------------|
| <b>Zoning</b>           | <a href="#">C-MS-5</a> |
| <b>Total Floor Area</b> | 2,037 SF               |
| <b>Lot Area</b>         | 14,050 SF (0.32 AC)    |
| <b>YOC</b>              | 1998                   |

**\$950,000**

### Property Features

- Vacant freestanding fast-food restaurant
- Approximately 2,037 SF building on a 0.32-acre (14,050 SF) lot
- Existing kitchen hood & Grease Trap
- Approximately 12 surface parking spaces
- Signalized corner location with visibility from Downing Street and Martin Luther King Jr. Boulevard
- Close to 30th / Downing Station (light-rail stop)
- Drive thru is no longer allowed.

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