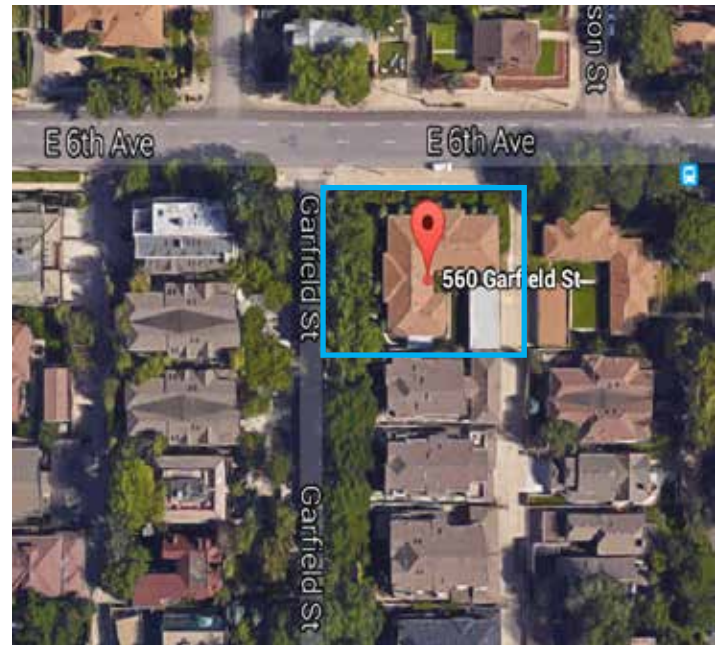


**560-570 GARFIELD ST.
DENVER, CO 80206**

\$1,500,000

**MADISON COMMERCIAL
Properties, LTD.**



- › **PRIME CHERRY CREEK DEVELOPMENT SITE**
- › **12,500 SF / ZONED G-RH-3**
- › **CORNER LOT IN CHERRY CREEK NORTH**

CENTRAL DENVER MULTIFAMILY EXPERTS

Kyle Malnati
c: 303.358.4250
kmalnati@madisonprops.com

Greg Johnson
c: 303.810.1328
gjohnson@madisonprops.com



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PROPERTY DESCRIPTION

Zoning	G-RH-3
Lot Size	12,500 SF
Building Size	5,328 SF
Units	5
Parking	4 Garage Stalls
Year Built	1953



RENT ROLL SUMMARY

Unit	Type	Sqft	Current Rent	Lease Expiration
560	3 Bed, 2 Bath	2000	\$1,800	May 2016
570	2 Bed, 1 Bath	900	\$1,475	July 2017
3700	1 Bed, 1 Bath	700	\$1,300	June 2017
3706	2 Bed, 1 Bath	900	\$1,500	March 2016
3712	2 Bed, 1 Bath	900	\$1,450	June 2016
		5,400	\$7,525	

Rent Roll as of March 2016



Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the Seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the Seller. Please do not tell us any information that you do not want shared with the Seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.

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