

221 BROADWAY
DENVER, CO 80203

FOR SALE \$1,750,000
CONDO DEVELOPMENT OR
USER BUILDING

Located at Broadway and 2nd Ave. This unique property is zoned B-4. It is possible to convert the existing 4- story building to condos and to add one more floor. Full basement has drive- in entrance and possibility of underground parking.

Building 21,912 SF

Land 9,200 SF

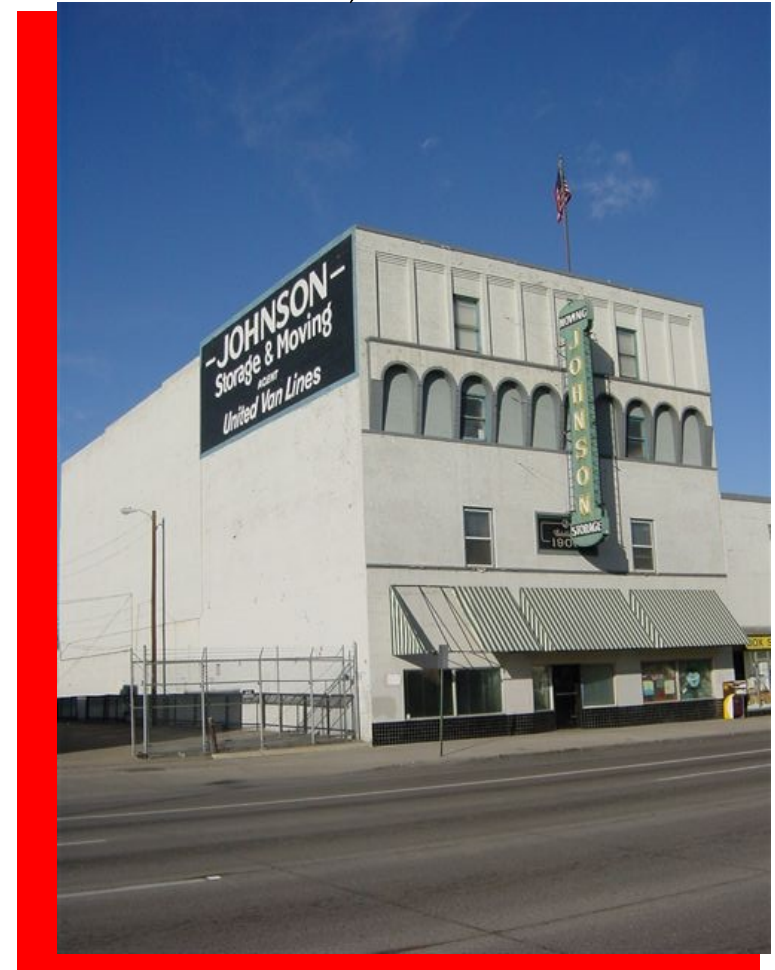
With additional land available to purchase as a package or separate.

224 Acoma apx 18,000 SF

228 Acoma 4,999 SF

220 Acoma 18,400 SF

41-59 W. 2nd Ave 5,650 SF

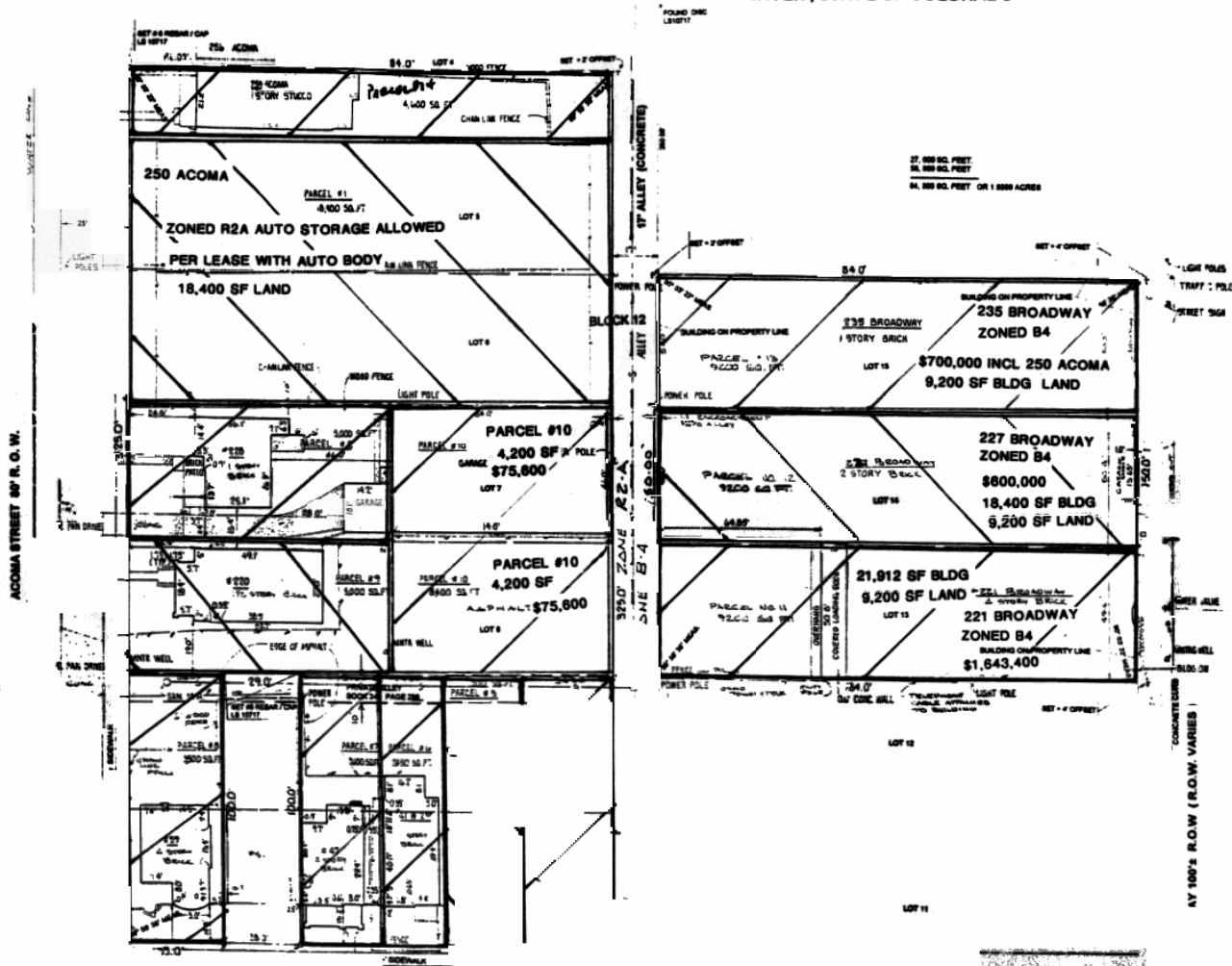


For more information, visit our website
at www.bartellre.com

or contact:

Dan Bartell
(303) 753-9100

LAND SURVEY PLAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- PARCEL 1:
LOTS 9 AND 10, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 2:
THE WEST 100 FEET OF LOT 7, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 3:
THE EAST 34 1/2 FEET OF LOTS 9 AND 10, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 4:
THE WEST 30 FEET OF THE EAST 34 1/2 FEET OF LOTS 9 AND 10, BLOCK 12, BROADWAY
TERRACE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECOND AVENUE 34 1/2 FEET WEST OF
THE SOUTHWEST CORNER OF LOT 10; THENCE RUNNING NORTH PARALLEL, WITH THE
ALLEY LINE A DISTANCE OF 90 FEET; THENCE AT RIGHT ANGLES WEST A DISTANCE OF
30 FEET TO A POINT; THENCE SOUTH PARALLEL, WITH SAID ALLEY LINE A DISTANCE OF
90 FEET TO THE NORTHERLY LINE OF SECOND AVENUE; THENCE EAST ALONG THE
NORTH LINE OF SAID SECOND AVENUE A DISTANCE OF 30 FEET TO THE POINT OF
BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 5:
THE NORTH 10 FEET OF THE WEST 30 FEET OF THE EAST 34 1/2 FEET OF LOT 9,
BLOCK 12, BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 6:
THE EAST 24 1/2 FEET OF THE WEST 118 1/2 FEET OF LOTS 9 AND 10, BLOCK 12,
BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 7:
THE EAST 31 FEET OF THE WEST 96 FEET OF LOTS 9 AND 10, BLOCK 12,
BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 8:
THE WEST 35 FEET OF LOTS 9 AND 10, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 9:
THE WEST 100 FEET OF LOT 8, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 10:
THE EAST 84 FEET OF LOTS 7 AND 8, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 11:
LOT 13, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 12:
LOT 14, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 13:
LOT 15, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PARCEL 14:
THE SOUTH 1/2 OF LOT 4, BLOCK 12, BROADWAY TERRACE,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTE: THE LEGAL DESCRIPTION FOR PARCEL 4, SAID THE WEST 30 FEET OF THE EAST 34 1/2 FEET OF LOTS 9 AND 10, HOWEVER THE METES AND BOUNDS DESCRIPTION ATTACHED TO PARCEL 4 ONLY DESCRIBES 84 FEET OUT OF 100 FEET FOR THE TWO LOTS. PARCEL 5 THEN DESCRIBES THE NORTH 10 FEET OF LOT 9, WHICH MAKES THE TOTAL FOR THE TWO LOTS.

SURVEYOR'S CERTIFICATE:

I, BRUCE BERTSCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO:

NORTH AMERICAN TITLE COMPANY
JOSHUA PROPERTIES LTD
JANE POLCIEL, COMMERCIAL REAL ESTATE

THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA, ACSM AND NSRP IN 1986, AND INCLUDES:
(I) THE LOCATIONS OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; AND THAT EXCEPT AS SHOWN BY REFERENCE TO RECORDED INSTRUMENT THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, EASEMENTS, STREETS, OR ALLY BY ANY BUILDING OR OTHER IMPROVEMENTS; AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS NOTED;
(II) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINE OF THE PREMISES AND ANY EASEMENT ON OR AFFECTING THE SAID PREMISES;
THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

BRUCE BERTSCH PLS 10717



DEPOSITED THIS _____ DAY OF _____ 20____ AT _____ CO.,
IN BOOK _____ PAGE _____ CITY AND COUNTY OF DENVER SURVEY AND
RIGHT OF WAY PLATS, RECEPTION NO. _____
BY DEPUTY _____