



# ON-SITE AUCTION

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## 2 Commercial Buildings Event Center & Convenience Store

**Auction: 11:00 A.M. Thursday, April 4<sup>th</sup>**

**Montview Blvd., Aurora, CO**



**Broker Participation Welcome!  
Incentives available to Developers!**

# ON-SITE AUCTION • APRIL 4<sup>th</sup>

**Great Location • Mixed Use Site with 2 Commercial Buildings  
1,315± sf Convenience Store • 9,734± sf Training Center**



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## 2 Commercial Buildings Event Center & Convenience Store

**Auction: 11:00 A.M. Thursday, April 4<sup>th</sup>**

**Property Location:** 10100 & 10190 Montview Blvd., Aurora, CO 80010

**Preview:** 11:00 A.M. – 3:00 P.M. Thursday, March 27<sup>th</sup>

**Details:** Great location, great future investment and 1031 exchange opportunity! .75± acres total, mixed use site with 2 commercial buildings. Zoned OA-MS. Approved zoning changes include up to 5 stories and minimum 75 apartments. Mixed uses include Medical, Multifamily, Retail and Office. 10 minutes south of I-70. Blocks away from Stanley Market Place & The Future Stanley Residential, a mixed-use project of 172 Apartments & Retail. 5 minutes to Anschutz Medical Campus/ Children's Hospital/VA Hospital.

- **10100 Montview Blvd., Aurora, CO 80010**

Currently operated as Convenience Store. Parcel #0182334404023. 2019 Taxes \$6,002. 1,315± sf commercial building on .38± acres. Built in 1950 with extensive remodeling. Zoned OA-MS. Located on Montview Blvd at Fulton St. Recent updates include remodeling of the bathrooms and interior completely freshly painted. New commercial roof. New 6-ton HVAC system. Exterior of building remodeled and added glass windows to enhance lighting. New billboard for improved signage lighting.

- **10190 Montview Blvd., Aurora, CO 80222**

Currently operated as Event Center. Parcel #0182334404020. 2019 Taxes \$14,690. 9,734± sf free standing building on .36± acres. Built in 1962 with extensive re-modeling. Zoned OA-MS. Interior of the building was remodeled with new ADA entrances and bathrooms, new flooring, freshly painted, new commercial kitchen with all new kitchen equipment. New HVAC system installed consisting of two 10-ton HVAC and two 6-ton HVAC system on roof top. Sprinkler and fire alarm systems installed. Parking lot was completely resurfaced. New commercial roof installed. New landscape with irrigation. Rothe iron fencing installed around entire property.

**Broker Participation Welcome!**  
**Incentives available to Developers!**  
Revitalization of the area is in progress which makes this property a great investment opportunity.

**Terms:** Real Estate Terms: 10% Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyers Premium. Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. Phone Bidding Available, Pre-Registration Required At Least 48 Hours In Advance. \$2,000 Deposit Required In Advance. Disclosure: Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 190404 Christiane G. Karas Real Estate, Independent Broker.

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