

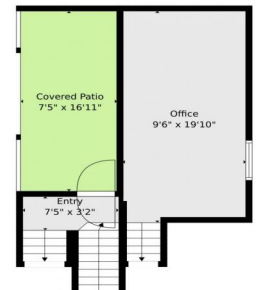


A PERFECT LOCATION REALTY

2553 N Sheridan Blvd  
Edgewater, CO 80214



Lower Level



Commercial



1748 SQFT



0.15 Acre

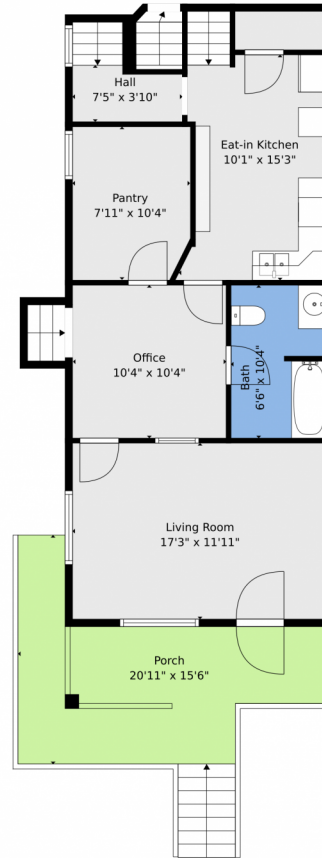


**Kristen Miller**  
303-503-9823  
kristen@aperfectlocationrealty.com  
<http://www.aperfectlocationrealty.com/>



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**TOTAL: 1127 sq. ft**

Basement: 1 sq. ft, 1st floor: 57 sq. ft, 2nd floor: 353 sq. ft, 3rd floor: 716 sq. ft  
EXCLUDED AREAS: BASEMENT: 450 sq. ft, UTILITY: 117 sq. ft, ROOM: 50 sq. ft,  
OFFICE: 196 sq. ft, COVERED PATIO: 126 sq. ft, PATIO: 87 sq. ft,  
DECK: 75 sq. ft, PORCH: 214 sq. ft, WALLS: 209 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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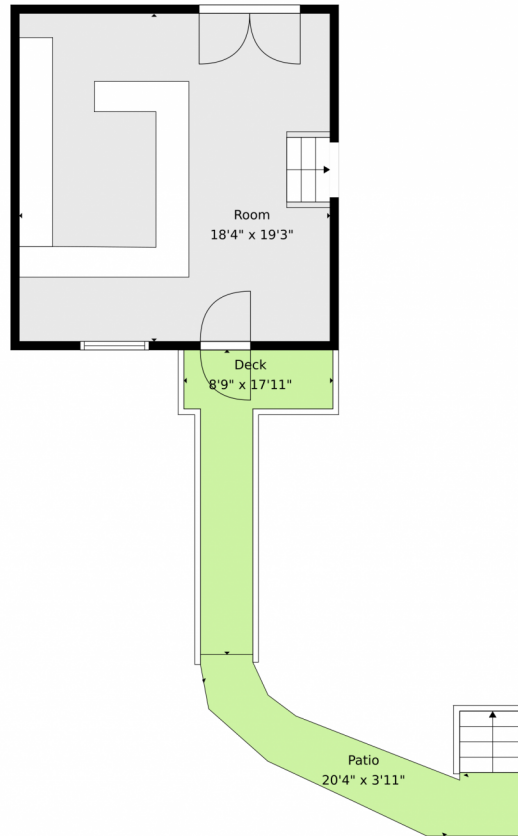
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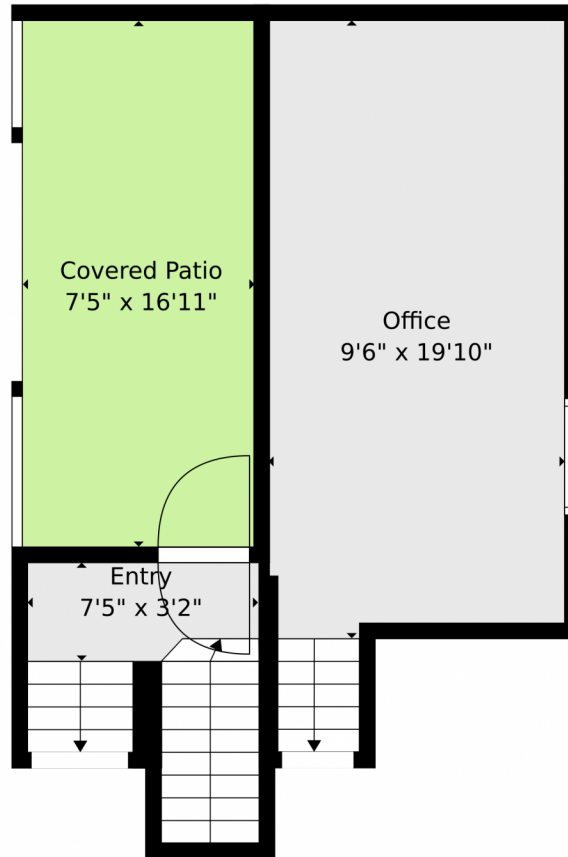
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2553 N Sheridan Blvd, Edgewater, CO 80214 – Lower Level



**TOTAL: 1127 sq. ft**

Basement: 1 sq. ft, 1st floor: 57 sq. ft, 2nd floor: 353 sq. ft, 3rd floor: 716 sq. ft  
EXCLUDED AREAS: BASEMENT: 450 sq. ft, UTILITY: 117 sq. ft, ROOM: 50 sq. ft,  
OFFICE: 196 sq. ft, COVERED PATIO: 126 sq. ft, PATIO: 87 sq. ft,  
DECK: 75 sq. ft, PORCH: 214 sq. ft, WALLS: 209 sq. ft

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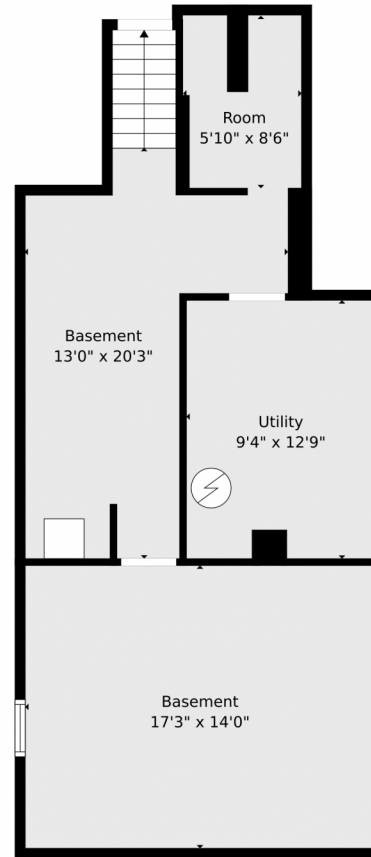
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# 2553 N Sheridan Blvd, Edgewater, CO 80214 – Basement



**TOTAL: 1127 sq. ft**

Basement: 1 sq. ft, 1st floor: 57 sq. ft, 2nd floor: 353 sq. ft, 3rd floor: 716 sq. ft  
EXCLUDED AREAS: BASEMENT: 450 sq. ft, UTILITY: 117 sq. ft, ROOM: 50 sq. ft,  
OFFICE: 196 sq. ft, COVERED PATIO: 126 sq. ft, PATIO: 87 sq. ft,  
DECK: 75 sq. ft, PORCH: 214 sq. ft, WALLS: 209 sq. ft

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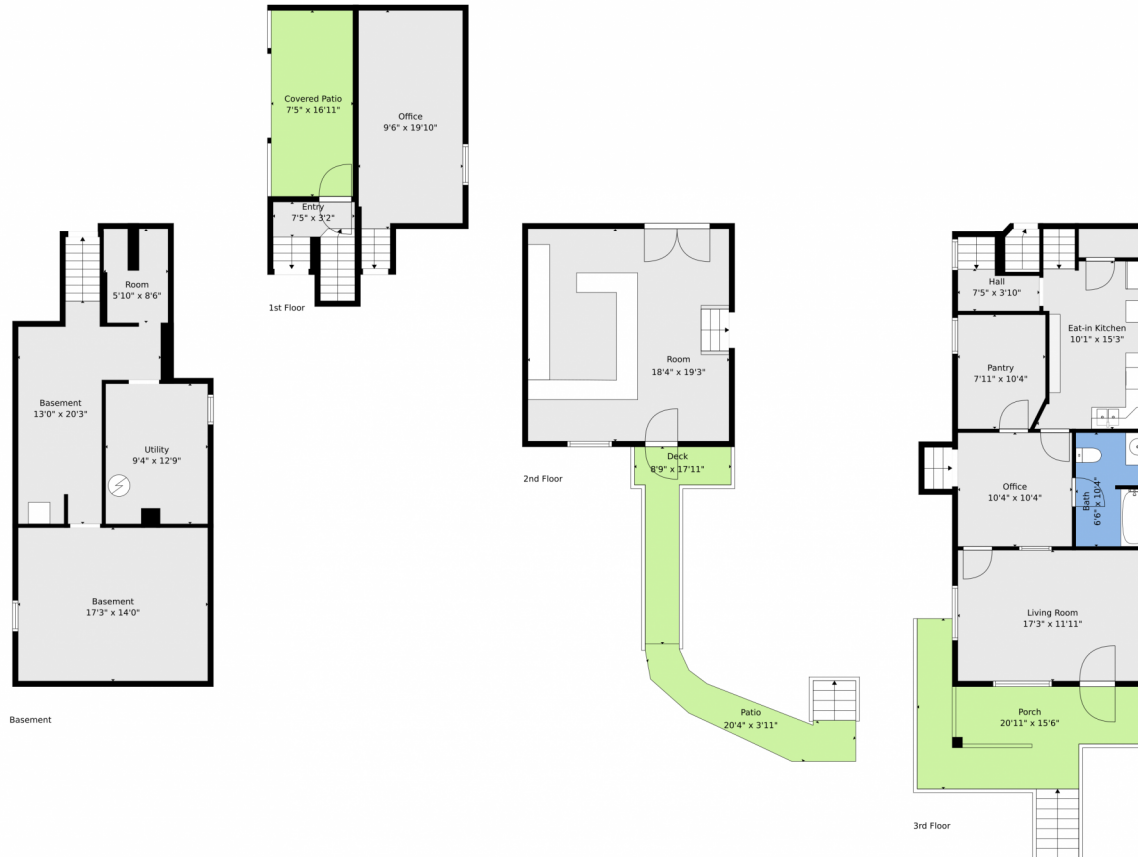
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# 2553 N Sheridan Blvd, Edgewater, CO 80214 – All Levels



**TOTAL: 1127 sq. ft**  
Basement: 1 sq. ft, 1st floor: 57 sq. ft, 2nd floor: 353 sq. ft, 3rd floor: 716 sq. ft  
EXCLUDED AREAS: BASEMENT: 450 sq. ft, UTILITY: 117 sq. ft, ROOM: 50 sq. ft,  
OFFICE: 196 sq. ft, COVERED PATIO: 126 sq. ft, PATIO: 87 sq. ft,  
DECK: 75 sq. ft, PORCH: 214 sq. ft, WALLS: 209 sq. ft

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