

# For lease

Former 7-11 located  
in City Park

1645 East 17th Avenue  
Denver, CO 80218

## Title

- Former 7-11
- 2,100 SF free-standing building
- 12,632 SF (0.29 AC) corner lot
- NWC of 17th Ave & Gilpin Street surrounded by dense residential
- G-MS-3 zoning

**Sarah Alfano**

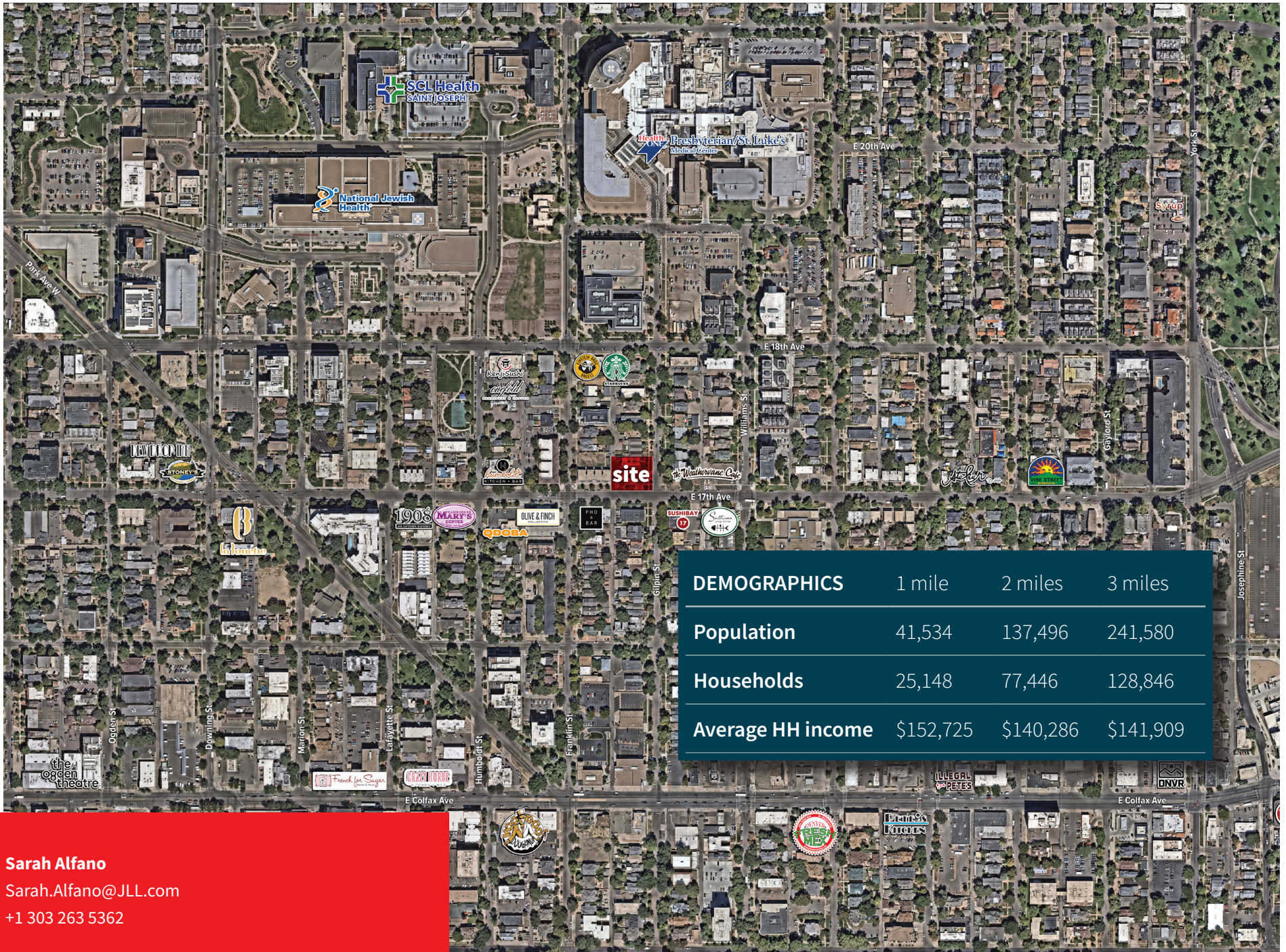
Sarah.Alfano@JLL.com

+1 303 263 5362

jll.com







**Sarah Alfano**  
Sarah.Alfano@JLL.com  
+1 303 263 5362