

4228 York Street, Unit 101
Denver, CO 80216



INDUSTRIAL CONDO FOR SALE

Schedule a tour today to explore this rare industrial condo opportunity in Denver's fastest-growing corridor.

This exceptional 4,381 SF industrial-zoned condo presents a rare owner-user or investor opportunity in the heart of Metro Denver, just off I-70, with immediate access to regional and national transportation networks. Built in 1946 and fully updated in 2023, the unit features an 11 ft clear height, heavy 3-phase power, and a drive-in door—ideal for manufacturing, distribution, or light industrial uses. Priced at \$699,000 for sale or \$12.50 NNN per SF for lease, this property sits within both a federal Opportunity Zone (offering deferral and potential reduction of capital gains taxes) and a Colorado Enterprise Zone (providing state tax credits), and is HUBZone-qualified for federal contracting preferences. (to be verified by the buyer and buyer's agent)

James A Mayl

One Avenue Realty

Phone: (303) 591-0811

Email: james@oneavenurealty.com

ONE AVENUE
REALTY

Building Details

Size: 4,381 SF condo unit
Year Built/Updated: 1946 / 2023
Clear Height: 11 ft
Loading: One drive-in door
Power: Heavy 3-phase
Restroom: Small build-out included

Pricing & Terms

Sale Price: \$699,000
Lease Rate: \$12.50 NNN

Fees & Expenses

Taxes (2023): \$15,751.38
HOA: \$1,641 per quarter
Seller Financing: Available on qualifying terms

Location & Accessibility

Extremely Central Location: Positioned within Denver's primary industrial submarkets, offering seamless distribution to the Front Range and beyond. **I-70 Access:** Direct frontage on Interstate 70 provides east-west connectivity, with planned improvements at Floyd Hill enhancing travel-time reliability and interchange capacity. **Labor Pool & Amenities:** Proximity to densely populated suburbs ensures access to skilled labor, while nearby retail and service corridors support employee needs.

Investment Highlights

Flexible Ownership/Occupancy: Ideal for owner-occupiers seeking an in-place asset or investors targeting stabilize industrial income. **Strong Fundamentals:** Low vacancy, healthy net absorption, and steady rent growth position the asset for long-term appreciation. **Seller Financing Available:** Enhances transaction structuring to maximize equity returns. **Strategic Incentives:** Combined federal and state tax advantages offer unique yield enhancement.

