

2065

S HOLLY ST
DENVER, CO 80222

VACANT
OWNER / USER

\$2,300,000
SALE PRICE

12,887 SF
INDUSTRIAL / RETAIL

E EVANS AVE
52,852 VPD

S HOLLY ST
9,313 VPD

**CENTRAL DENVER
LOCATION -
EVANS & HOLLY**

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PROPERTY SUMMARY

Address:	2065 S Holly St Denver, CO 80222
County:	Denver
Sale Price:	\$2,300,000 (\$178 / SF)
Building Size:	12,887 SF
Land Size:	23,000 SF (0.53 AC)
Taxes (2022):	\$45,058.86
Property Type:	Industrial / Retail Showroom
Tenancy:	Single / Multi
Zoning:	S-CC-3
Parking:	Ample
Clear Height:	12'
Floors:	Two (2)
Loading:	Drive-In Doors Two (2) 10'x8' One (1) 10'x10'



EXECUTIVE SUMMARY

OWNER/USER SALE OPPORTUNITY

- Ø Building Comprised of Warehouse, Showroom, Storefront Retail & Office
- Ø 2nd Floor Retail Office – Can be Utilized For Multi-Tenant
- Ø Large Yard & Parking Area
- Ø Functional High-Clear Warehouse w/ Retail Component

LOCATED WITHIN PATH OF DEVELOPMENT

- Ø This Sub-Market Has Seen a Huge Spike in Development and Overall Real Estate Activity – Located Near New Residential & Commercial Development
- Ø The Property is Located within Short Distance to I-25, Colorado Blvd & University of Denver
- Ø Owner / User or Investment Purchase Opportunity w/ Future Development Outlook



EXTERIOR PHOTOS

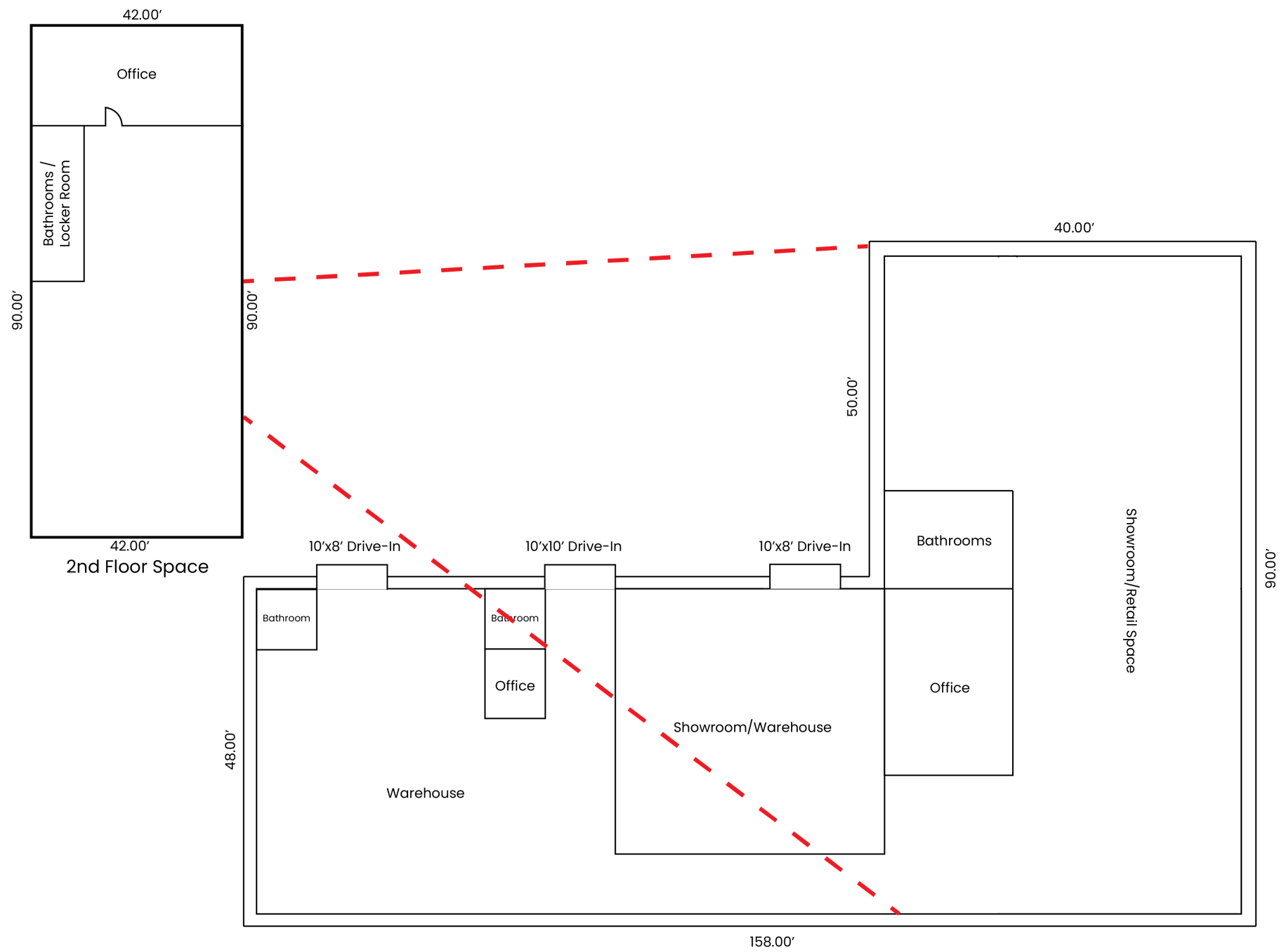


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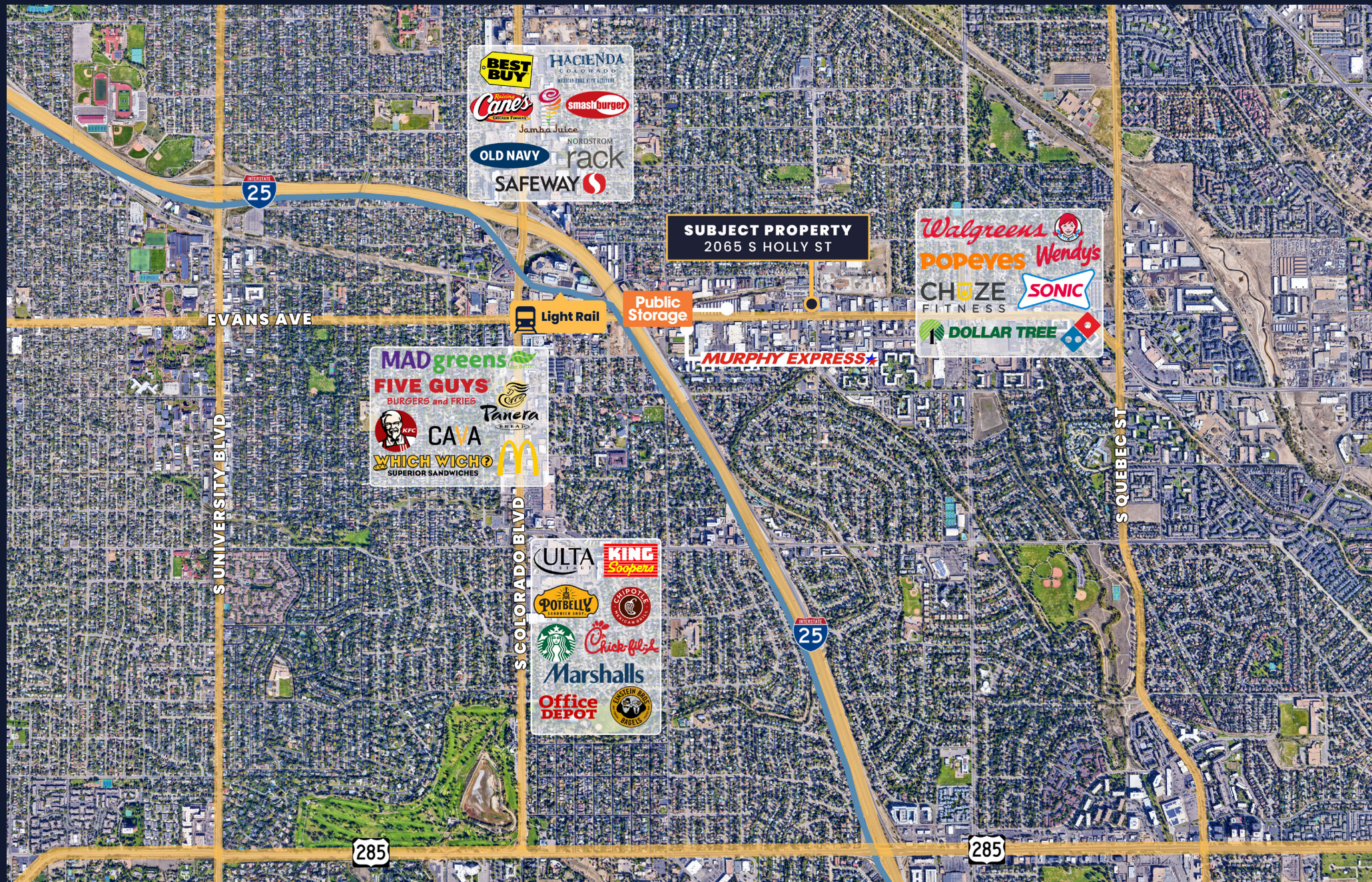
INTERIOR PHOTOS



FLOORPLAN



LOCATION MAP



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