

# FOR SALE

1900 W YALE AVE | ENGLEWOOD, CO 80110



## OFFICE/WAREHOUSE

~~PRICE: \$1,425,000~~

**REDUCED PRICE: \$1,275,000 (\$155/SF)**

### PROPERTY OVERVIEW

BUILDING SIZE	8,190 SF
LOT SIZE	18,754 SF
YEAR BUILT	1970
CLEAR HEIGHT	11' - 13'8"
LOADING	ONE (1) 8'9" X 8' DRIVE IN / ONE (1) DOCK-WELL
ZONING	I-1 (ENGLEWOOD)
CONSTRUCTION TYPE	MASONRY
POWER	200-400A/SINGLE PHASE/120-208V (TBV)
PROPERTY TAXES	\$25,945.53 (2025)

### PROPERTY FEATURES



**DESIRABLE ENGLEWOOD ADDRESS**



**DOCK WELL AND DRIVE-IN LOADING**



**CORNER LOT**

### FOR MORE INFORMATION, PLEASE CONTACT

**CRAIG MYLES, SIOR**

*VICE PRESIDENT*

303.570.9641

CMYLES@PINNACLAREA.COM

**JOE OWSTON**

*ASSOCIATE ADVISOR*

303.396.2663

JOWSTON@PINNACLAREA.COM

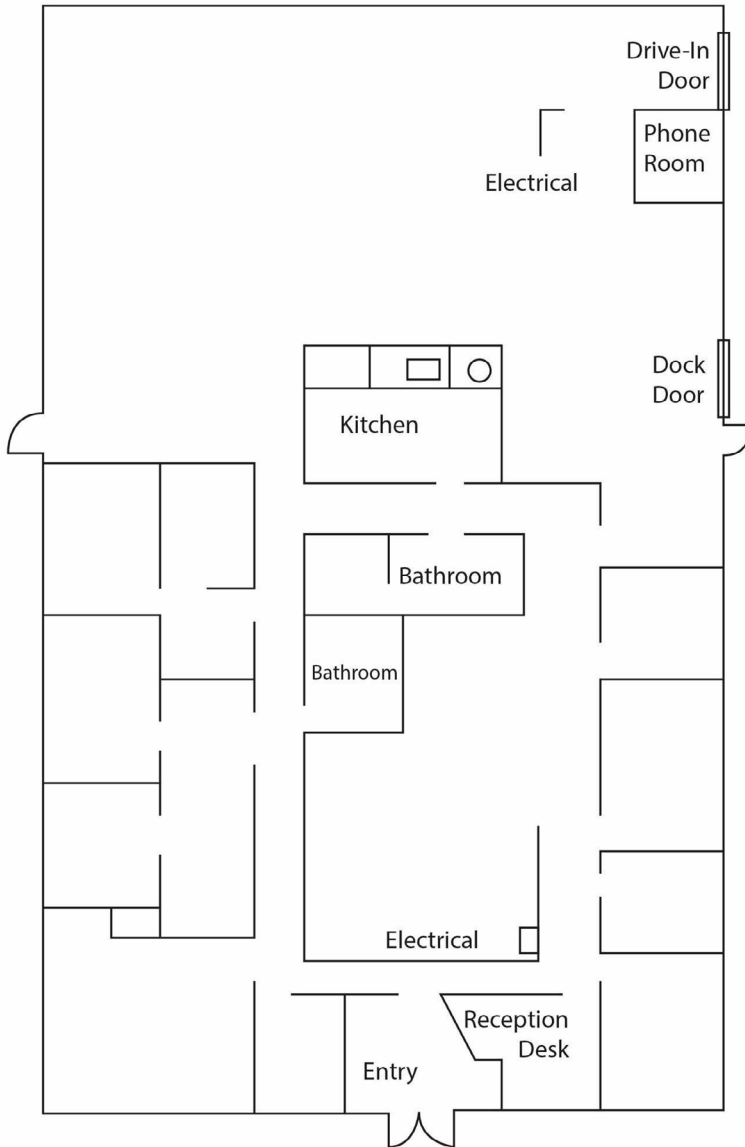
**RC MYLES, CCIM, SIOR**

*PRINCIPAL, SENIOR LEADERSHIP*

303.947.7850

RCMYLES@PINNACLAREA.COM

# FLOOR PLANS



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**RIVERPOINT at SHERIDAN**

- Target
- chji's
- Costco Wholesale
- GameStop
- Tamara
- TEXAS
- Car's Jr.
- REGAL CINEMAS



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