

FOR SALE

\$1,300,000 | 4,934 SF

SELLER FINANCING AVAILABLE!

1750 W 64TH AVE, A & B
DENVER, CO 80221



W/ OVERSIZED PAINT BOOTH & MIXING ROOM



720.843.1330 | www.DigbyCommercial.com
DISTINGUISHED. DRIVEN. DEPENDABLE.

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PROPERTY INFORMATION

1750 W 64TH AVE, A & B
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SALE PRICE	\$1,300,000
YEAR BUILT	2003
BUILDING SIZE	4,934 SF
WAREHOUSE	4,284 SF
OFFICE	650 SF
POWER	(2) 3P 208V 150A
CEILING HEIGHT	17'3" - 18'11"
CLEAR HEIGHT	15'3" - 17'5"
LOADING	2 Drive-Ins (10'Wx12'H)
ZONING	PUD (Adams)
TAXES	\$34,469.10
ASSOCIATION DUES	\$375/mo.

Property Highlights

- FF&E Negotiable
- Permitted Oversized Paint Booth (26'7" L X 14' W)
- Permitted Mixing Room
- Fully Sprinklered
- Radiant Tube Heat
- Swamp Coolers in Warehouse
- Mezzanine (17' W X 80' L)
- Comcast Internet
- Association Covers: water, trash, fire alarm monitoring, stormwater



AERIAL PHOTO

**1750 W 64TH AVE, A & B
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SHARED PARKING

**UNIT B
2,465 SF**

**UNIT A
2,469 SF**

***COMPRISED OF TWO (2) UNITS)**

INTERIOR PHOTOS

1750 W 64TH AVE, A & B
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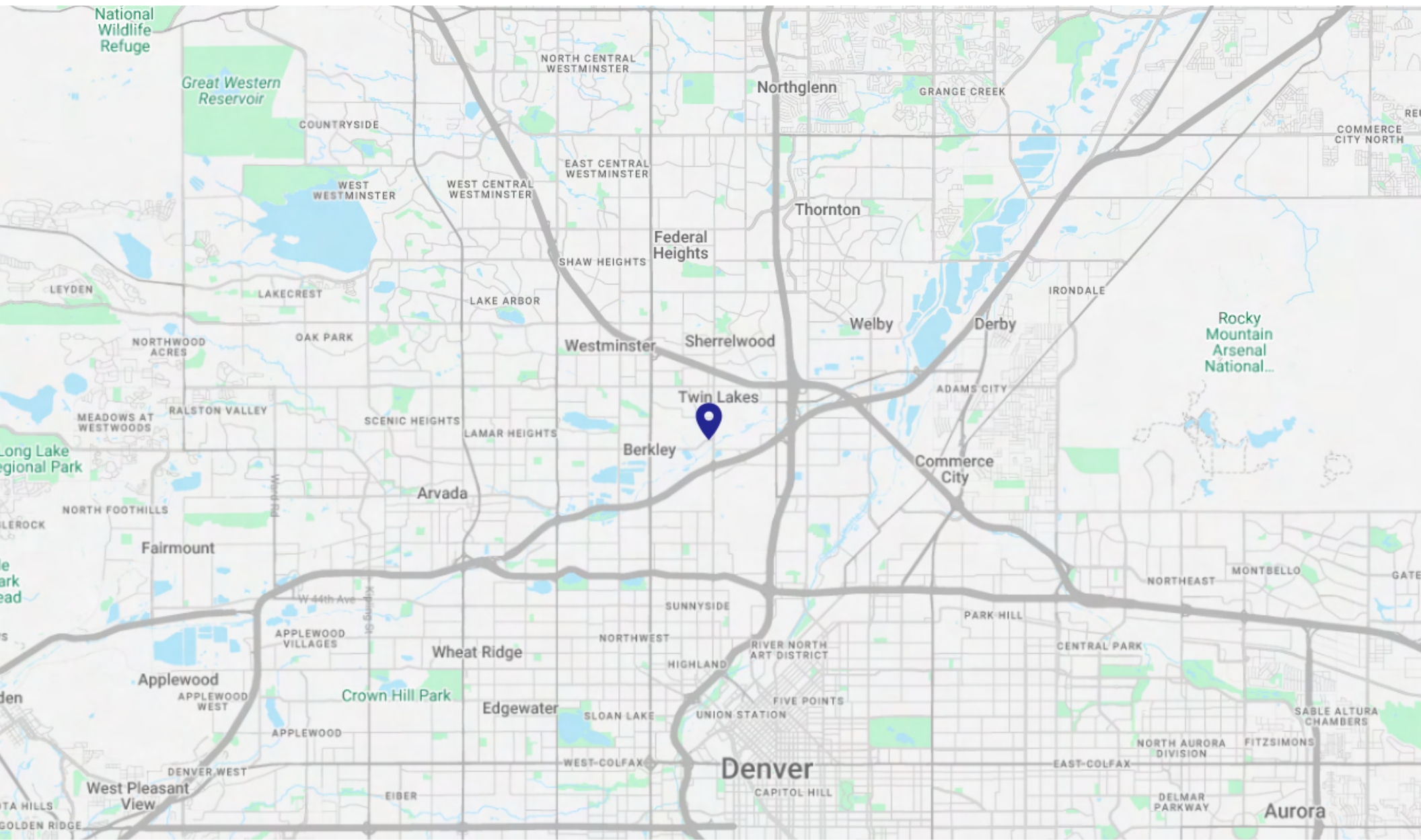
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LOCATION MAP

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