



CENTRAL DENVER OFFICE WAREHOUSE

9,186 SF
SQUARE FEET

MULTIPLE
UNITS

2020
RENOVATION

\$2,395,000
~~\$2,600,000~~
PRICE

PRICE REDUCED!!



N Santa Fe Dr.

HARD TO FIND CENTRAL DENVER WAREHOUSE - COMES WITH ADDITIONAL LOT

OFFERED BY:

GREG KNOTT

Executive Vice President

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com

350-358 Santa Fe. Dr.

Denver, CO 80223

UNIQUE PROPERTIES, INC. DISCLAIMER & CONFIDENTIALITY

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,395,000	\$2,600,000
Building Size:	9,186 SF	
Total Land Area:	10,680 SF	
Year Built/Renovated:	1947/2020	
Power:	600 Amp 3-Phase	
Zoning:	U-MS-3	
City/County:	Denver/Denver	
Submarket:	Central Denver	
Taxes (2024)	\$21,688.68	

PROPERTY OVERVIEW

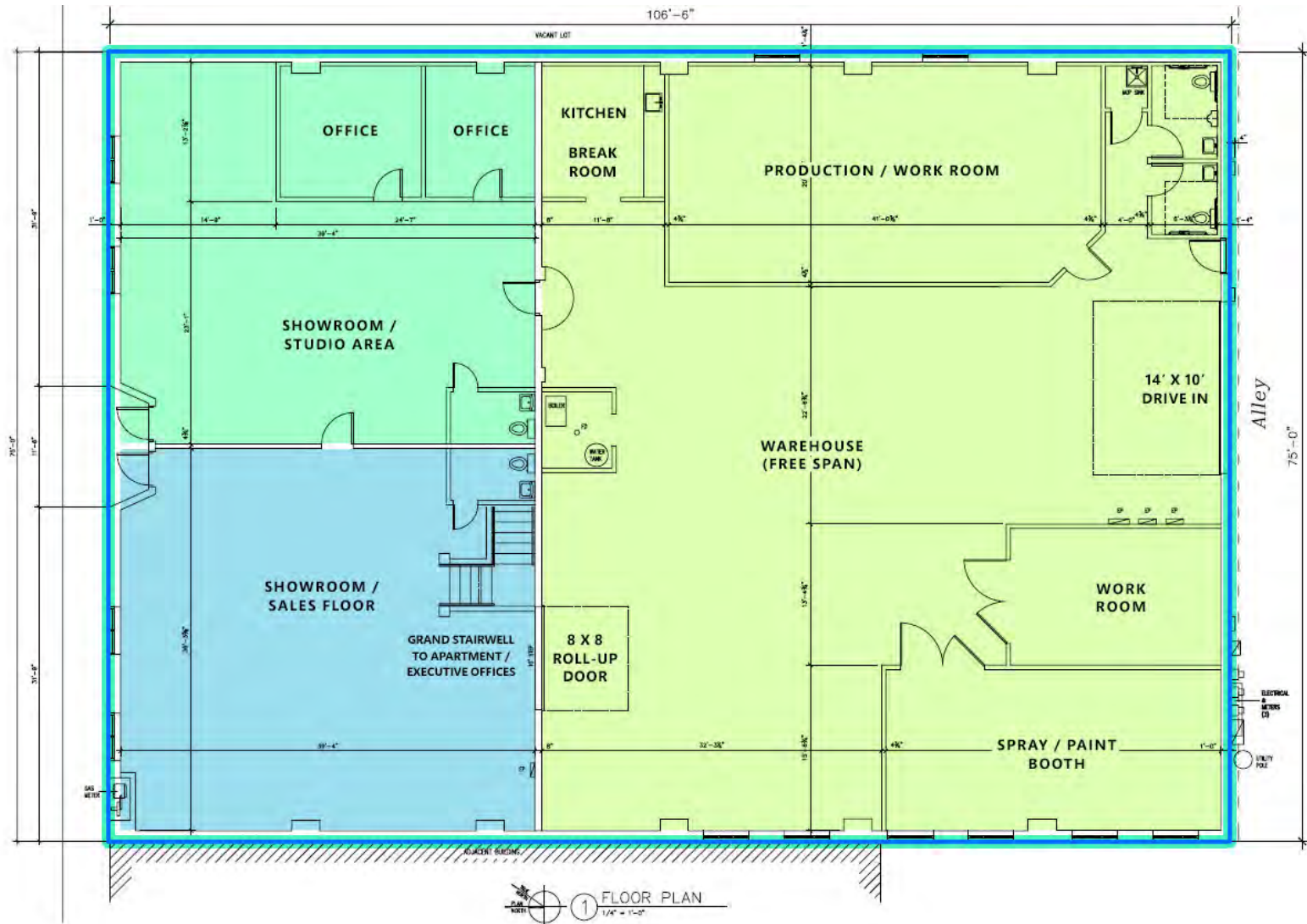
This fully renovated 2020 industrial building offers exceptional flexibility for owners or users, with one tenant on a month-to-month lease and another scheduled to vacate in March, allowing for full occupancy by Q1 2026 if desired. The classic barrel-roof structure features expansive free-span warehouse and production areas, two storefront entrances, an oversized drive-in loading door, and 100 percent temperature-controlled space. Designed to accommodate up to three separate units, the building also includes a newer EPDM roof and efficient layout for a wide range of uses. The offering additionally includes a 2,810 square foot fenced lot on the north side of the property, ideal for parking or secure outdoor storage.

PROPERTY HIGHLIGHTS

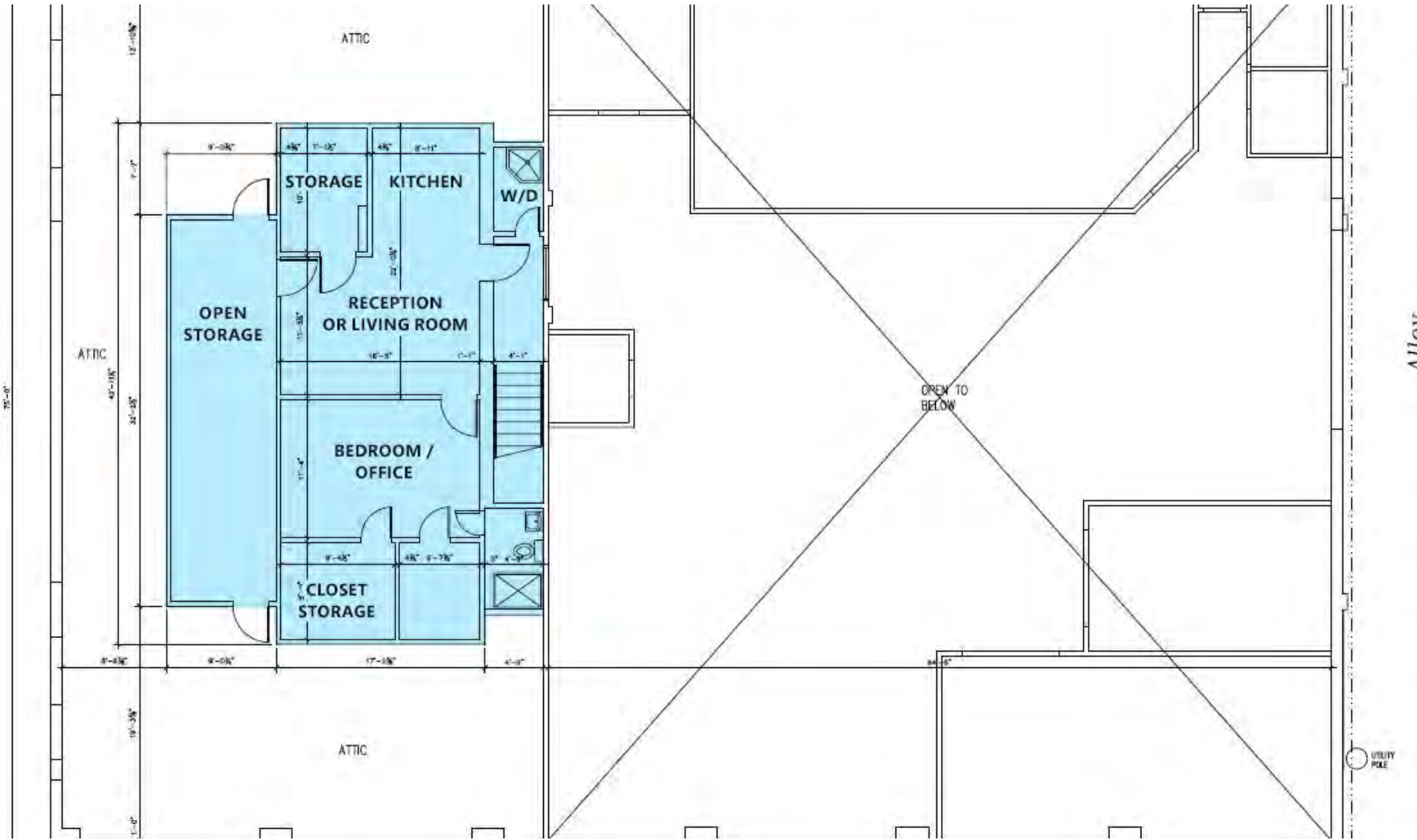
- Excellent Central Denver location in the Santa Fe Arts District - Near New Broncos Stadium Site
- 2nd story "Apartment" with full kitchen and bathroom
- Can be 1 or up to 3 Units
- Extra 2,800 SF fenced lot for yard storage or parking
- Newer roof, lighting, interior flooring finish, skylights

FLOORPLANS

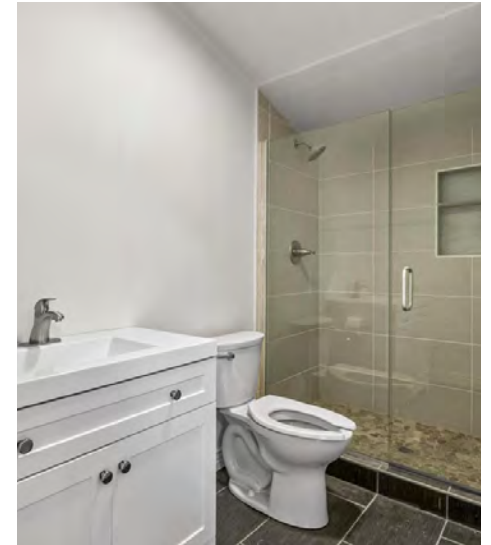
South Santa Fe Drive



FLOORPLANS



ADDITIONAL PHOTOS





W. 6TH AVE



LOCATION
INFORMATION



RAILROAD

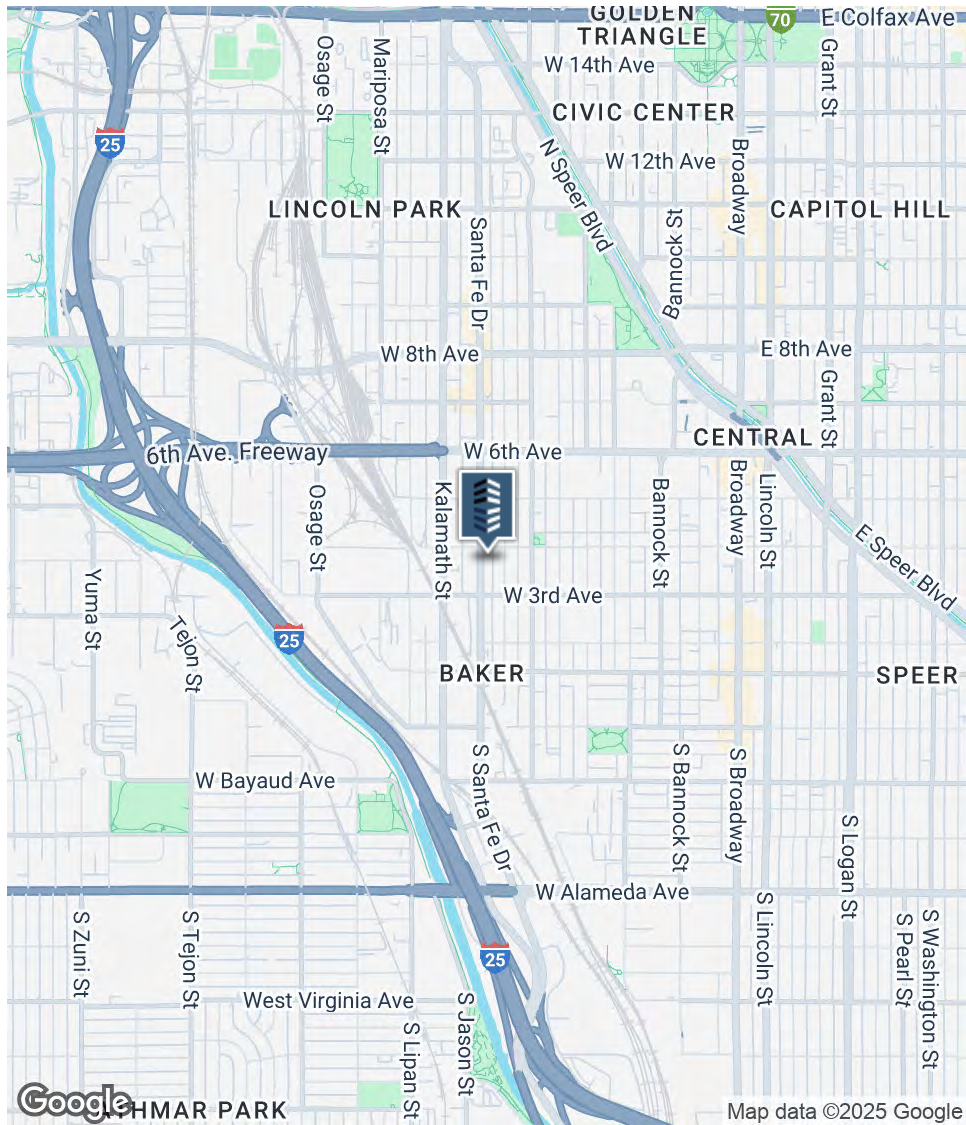
SANTA FE DR

W. 3RD AVE

S. BROADWAY



REGIONAL MAP





GREG KNOTT

Executive Vice President

303.521.3648

gknott@uniqueprop.com



EARL DUFFY

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com

**350 Santa Fe. Dr.
Denver, CO 80223**