

BUILDING FOR SALE

DENVER COLORADO 80222



For Sale: ~~\$1,700,000.00~~

\$1,500,000



4025 E Iliff Avenue

Denver, CO 80222



KEY FACTS

Building Size: 3,347 SF

Stories: One Story

Zoning: S-CC-5 Up to 5 stories

Parking: 8 Parking Spaces

Space Available: 3,437 SF

2024 Taxes: \$17,631

Built: 1976

FEATURES

Building visible from Colorado Blvd.

Colorado Blvd. signage

Building is divisible

Ideal retail/user building

High Tenant demand

Existing Tenant willing to

negotiate new lease

Two glass garage doors



July 08, 2026

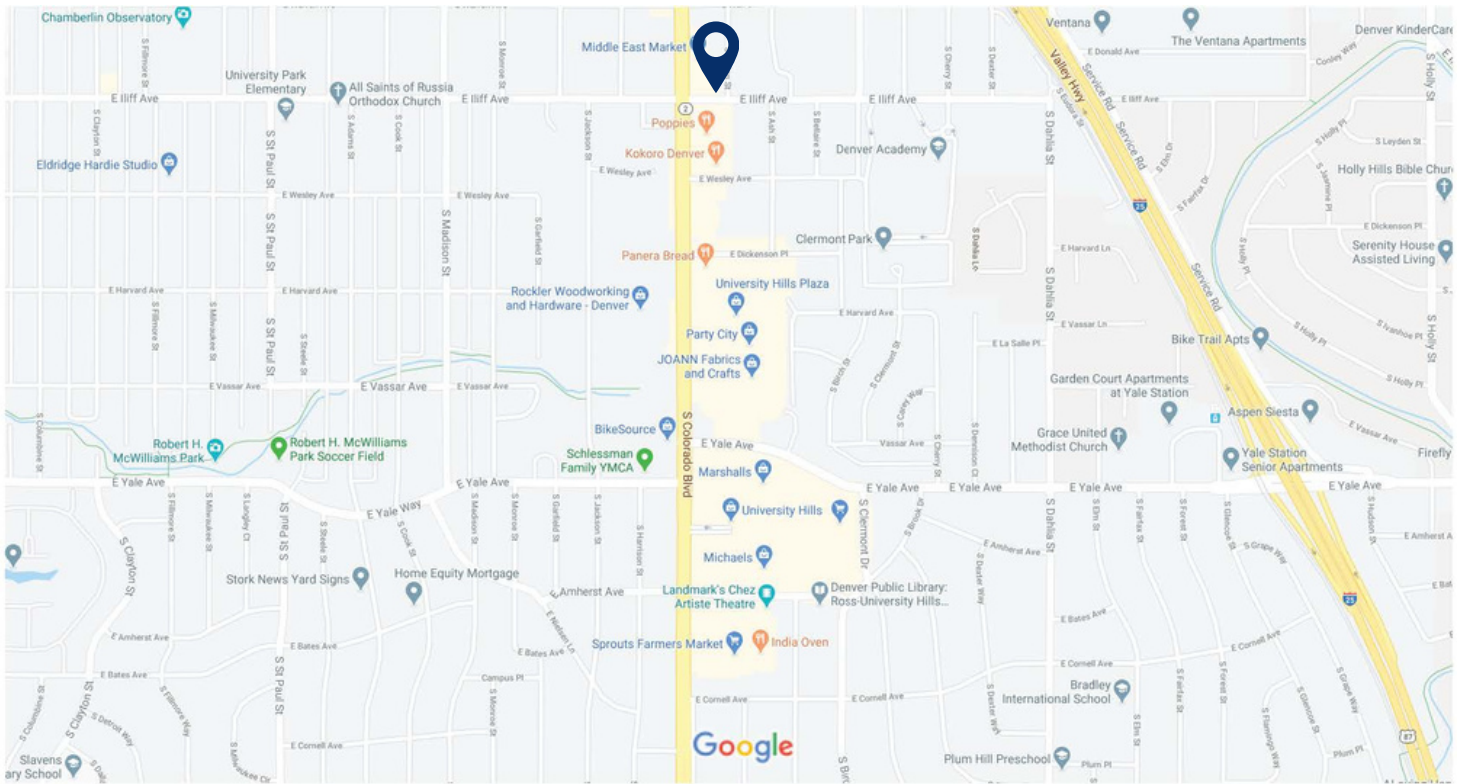
11/04/2025



11/04/2025



11/04/2025



BUSINESSES WITHIN WALKING DISTANCE



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

11/04/2025