

6545

E 49TH AVE

COMMERCE CITY, CO 80022

PRICE REDUCED!!!

SALE PRICE

~~\$1,450,000~~ **\$1,345,000**



SELLER FINANCING AVAILABLE - CALL BROKER FOR DETAILS

GANNON ROTH

SENIOR BROKER ASSOCIATE

720.881.6334

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 **UNIQUE**
PROPERTIES

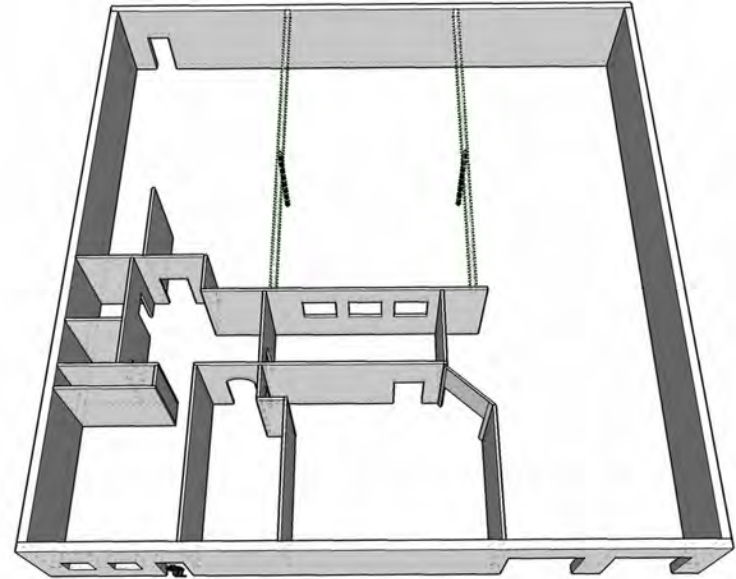
TCN

400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address:	6545 E 49th Ave Commerce City, CO 80022
Sales Price:	\$1,345,000
Building Size:	5,616 SF (Per Adams County)
Lot Size:	7,872 SF - .18 Acres (Per Commerce City)
Zoning:	I-1S - Industrial Park Storage District
Property Subtype:	Industrial Flex/Office/Warehouse/Distribution
Year Built:	1964
Year Last Renovated:	2023
Taxes:	\$27,150.26 (2025)
Enterprise Zone:	Yes (Adams County Enterprise Zone)



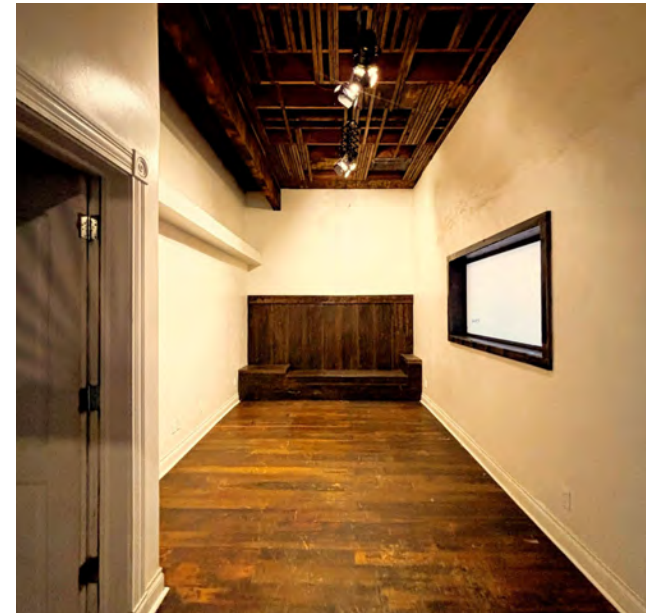
PROPERTY DESCRIPTION

6545 E 49th Ave. is a one-of-a-kind, beautifully improved office/flex and production facility. New interior finishes rarely found in a flex/industrial building. The layout is versatile for creative production users as well as traditional flex/industrial operations. Recent upgrades include a new roof and HVAC. The property offers two dock-high doors and street-front parking, with potential to create drive-in loading if needed.

- Easy Access to 270, I-70, Quebec St. and Colo Blvd. with many amenities in the immediate area like Northfield and Central Park
- Unbeatable finishes with functional production/warehouse area
- Existing dock-high doors can be converted to drive-in or create a combination of drive-in and dock-high
- Unique opportunity of a user-owner or investor in a great location



ADDITIONAL PHOTOS



LOCATION AERIAL

6545 E. 49TH AVE, COMMERCE CITY, CO 80022

Convenient Access to I-70, 270, Quebec St. and Colorado Blvd.

