

FOR SALE

\$610,000 | 2,190 SF

**13401 W 43RD DR, SUITE 16
GOLDEN, CO 80403**



DIGBY
COMMERCIAL ADVISORS
720.843.1330 | www.DigbyCommercial.com
DISTINGUISHED. DRIVEN. DEPENDABLE.

Wade Wilson
Senior Broker
O. 720.843.1330 Ext. 100
C. 720.326.2023
E. Wade@DigbyCommercial.com

Tanner Digby, SIOR
President
O. 720.843.1330 Ext. 104
C. 720.402.7578
E. Tanner@DigbyCommercial.com

PROPERTY INFORMATION

13401 W 43RD DR, SUITE #16
GOLDEN, CO 80403



SALE PRICE	\$625,000
UNIT SIZE	2,190 SF
OFFICE	1,352 SF
WAREHOUSE	838 SF
CLEAR HEIGHT	19'
LOADING	1 Drive In (12'x14')
POWER	3P 400A (TBV)
ZONING	P-D (Wheat Ridge)
TAXES	\$12,595.94

PROPERTY HIGHLIGHTS

- Unique, clean, and affordable unit
- Customizable floor plan
- Ability to add more warehouse space
- High clearance with oversized drive-in door
- Prime Denver West location
- Easy access to I-70 and CO-58



AERIAL PHOTO

13401 W 43RD DR, SUITE #16
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PROPERTY PHOTOS

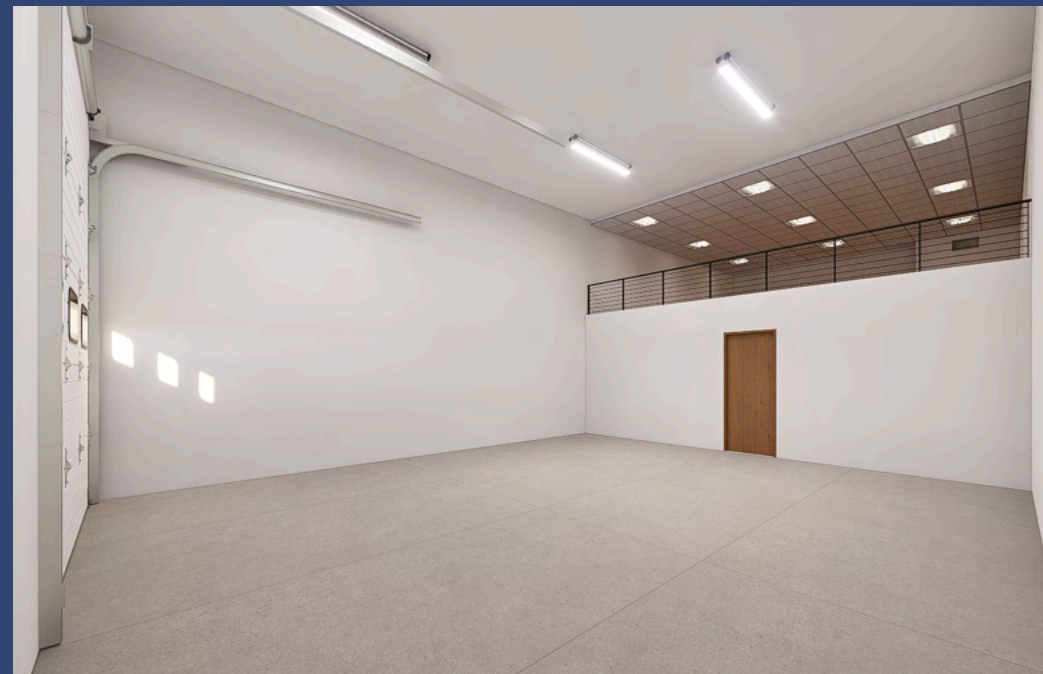
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RENDERINGS

POTENTIAL WAREHOUSE
CONFIGURATION. TBV.

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LOCATION MAP

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