

3899

QUENTIN ST
DENVER, CO, 80239

~~\$1,600,000~~ **\$1,450,000**
SALE PRICE

8,018 SF
BUILDING SIZE



**OWNER-USER WAREHOUSE
WITH INCOME IN PLACE**



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400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY SUMMARY

Address:	3899 QUENTIN ST DENVER, CO 80239
County:	Denver
Sale Price:	\$1,450,000
Building Size:	8,018 SF
Lot Size:	23,918 SF 0.55 Acres
Year Built:	2004
Zoning:	I-B
Clear Height	14'
Loading:	Two (2) Drive In Doors
Power:	3-Phase
Roof:	Full replacement (2024) with 25-year transferrable warranty
Property Type:	Industrial
Parking:	15 spaces
Taxes (2024):	\$33,886.60

FULL ZONING CODE HERE:

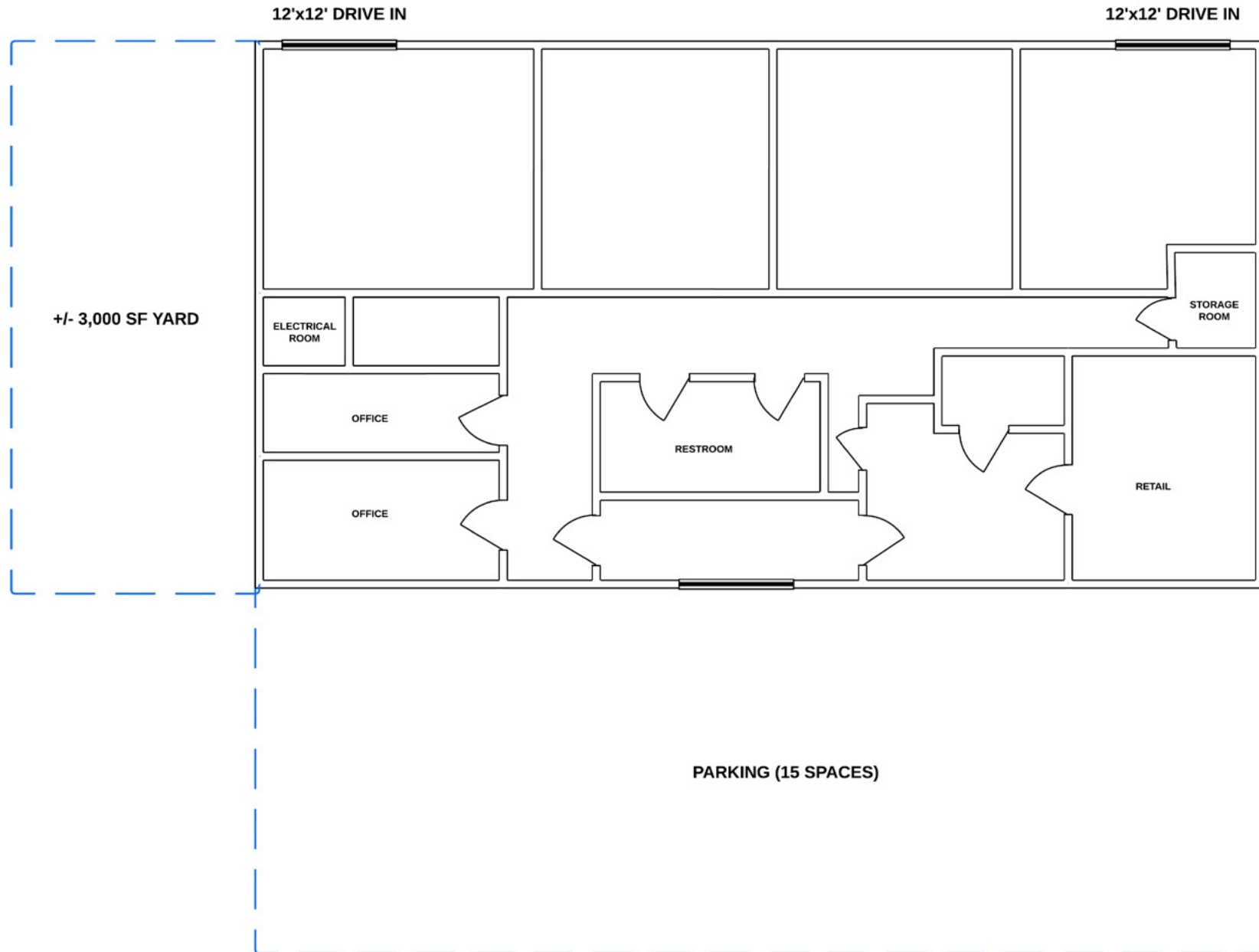
<https://acrobat.adobe.com/id/urn:aaid:sc:US:aff90b1a-178f-4244-alc6-70e8dbac48cb?viewer%2ImegaVerb=group-discover>



PROPERTY HIGHLIGHTS

- ☑ Strong masonry build
- ☑ Fenced storage yard
- ☑ Excellent access to I-70, I-225, I-270, and DIA
- ☑ Corner block positioning
- ☑ Owner-user/investment opportunity
- ☑ Heavy power
- ☑ **Current Lease Information: Contact Broker for Details**

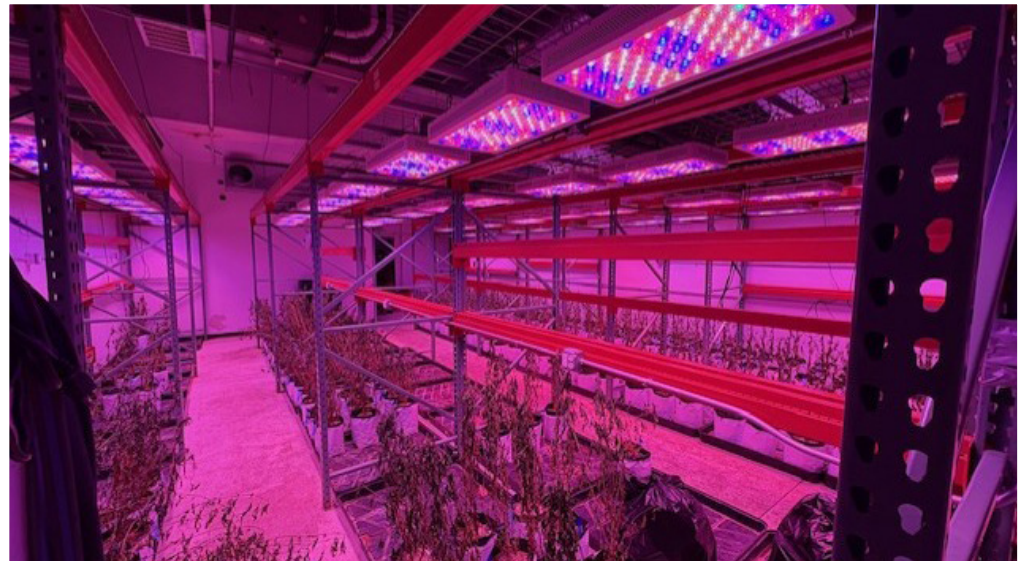
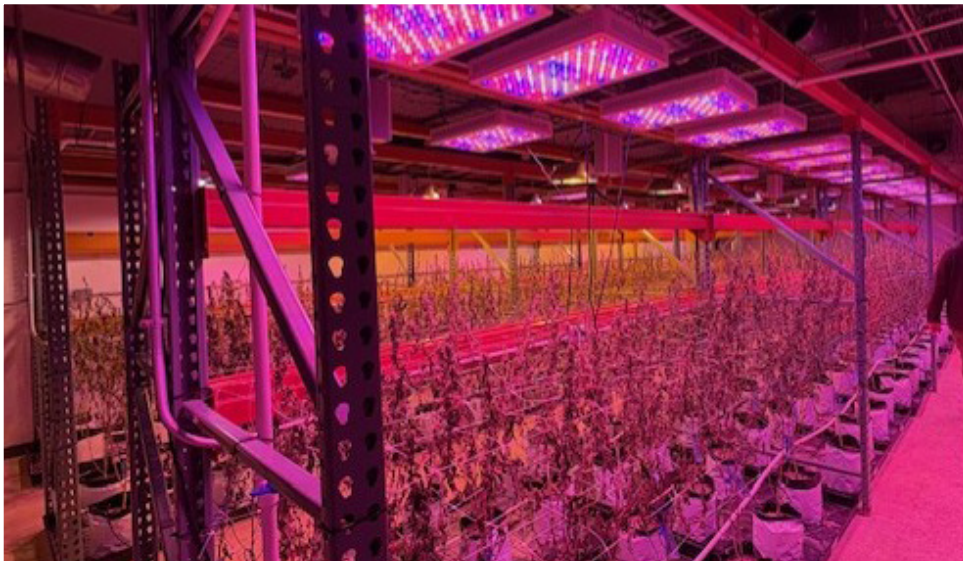
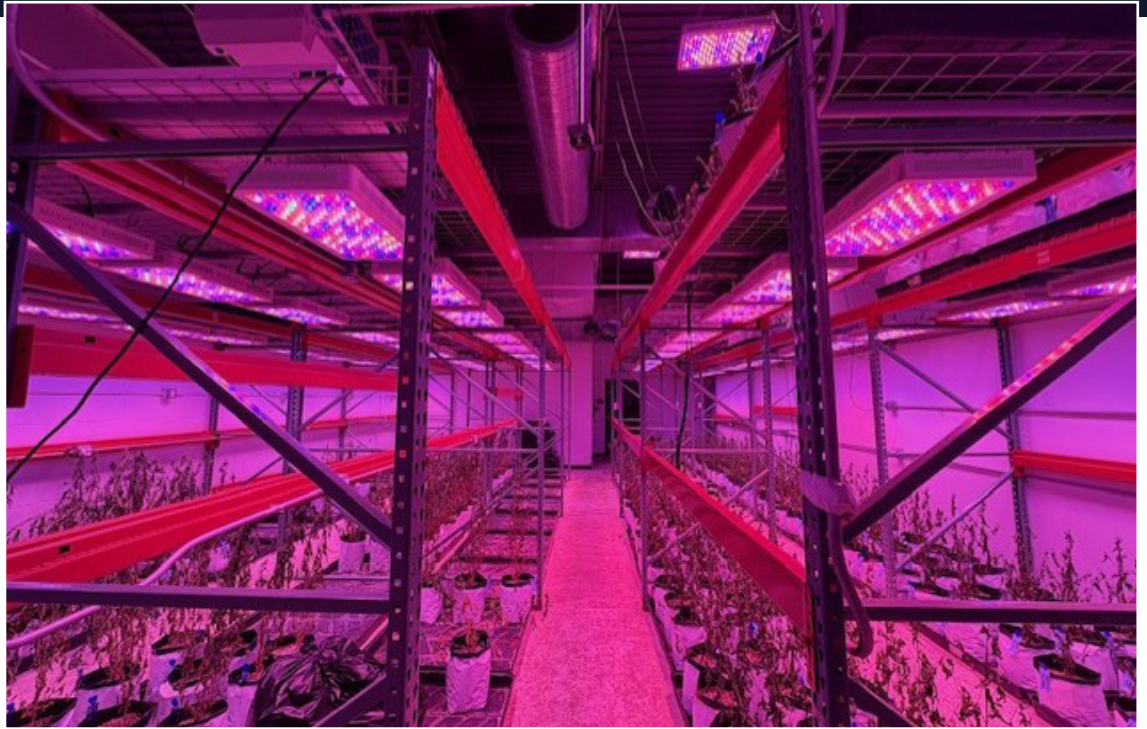
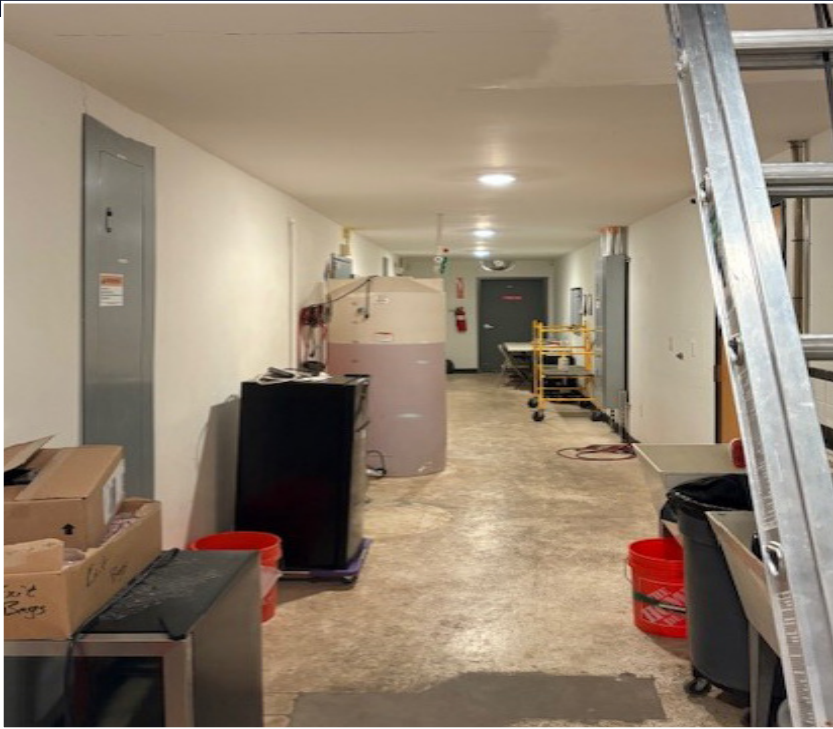
FLOORPLAN



***DIMENSIONS ARE APPROXIMATE**

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

INTERIOR PHOTOS



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SUBJECT PROPERTY
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Light Rail

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