



CENTRAL DENVER OFFICE WAREHOUSE

9,186 SF
SQUARE FEET

MULTIPLE
UNITS

2020
RENOVATION

\$2,600,000
PRICE



N Santa Fe Dr.

HARD TO FIND CENTRAL DENVER WAREHOUSE - COMES WITH ADDITIONAL LOT

OFFERED BY:

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Downtown Denver

Colfax Ave.

6th Avenue

W 3rd Ave

Santa Fe Dr.

**PROPERTY
INFORMATION**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$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

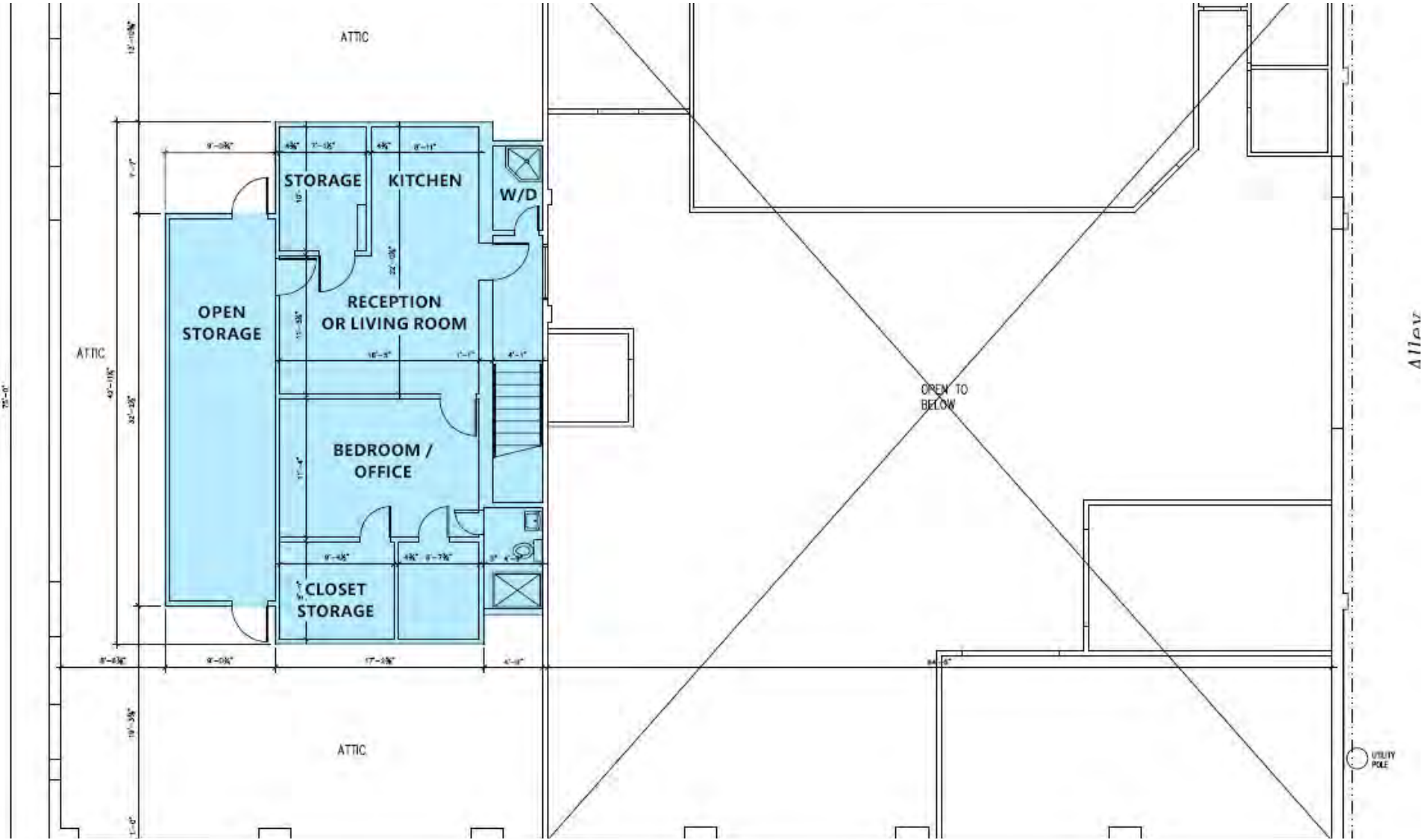
PROPERTY OVERVIEW

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.

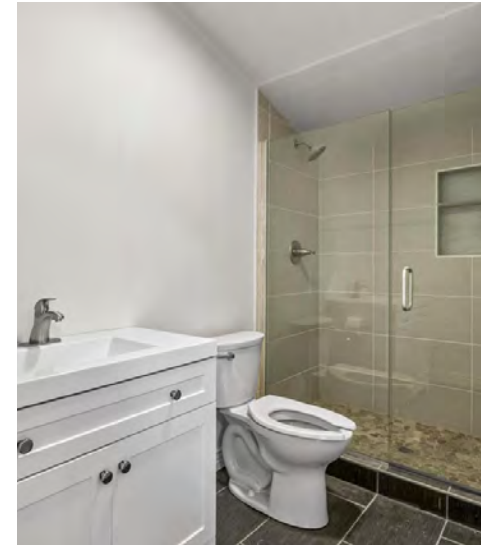
PROPERTY HIGHLIGHTS

- 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



ADDITIONAL PHOTOS





W. 6TH AVE












LOCATION INFORMATION

RAILROAD



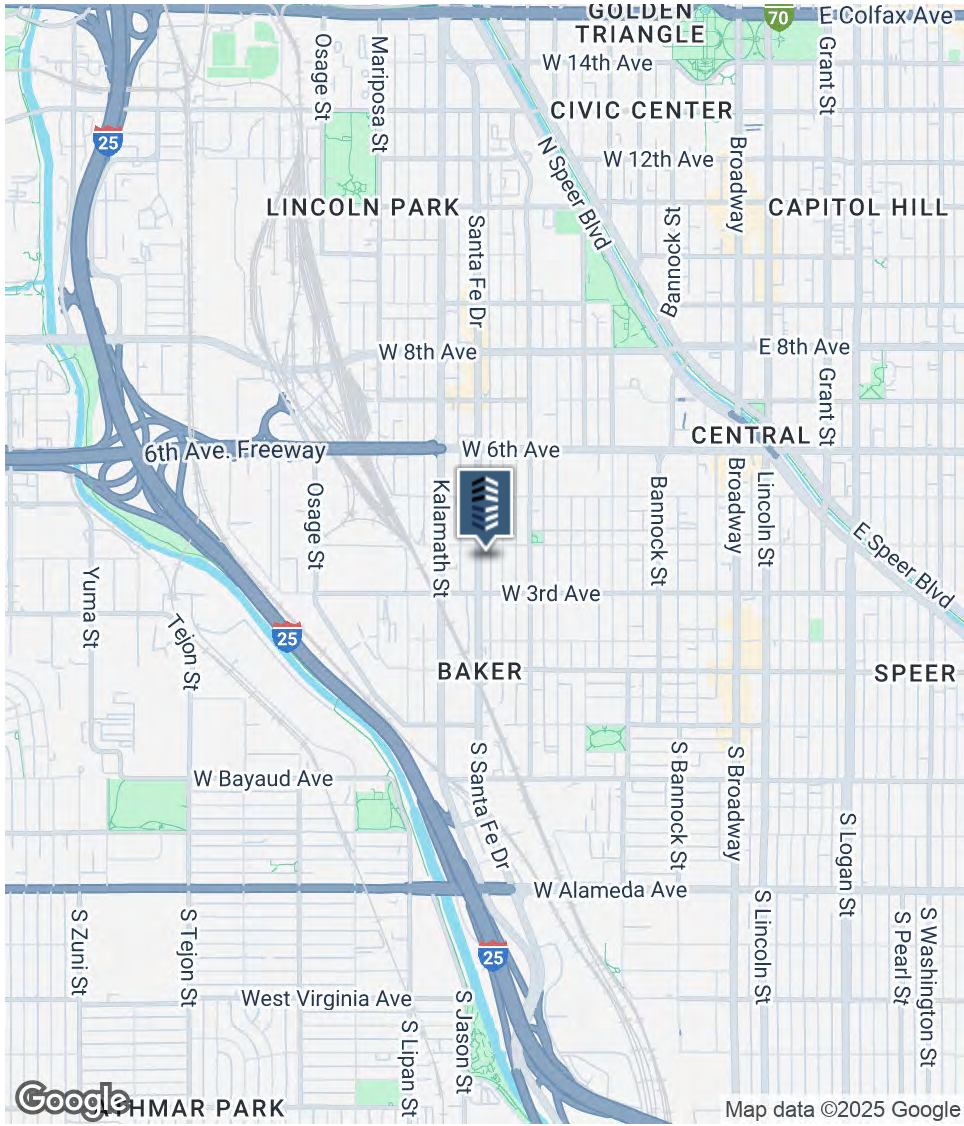
SANTA FE DR

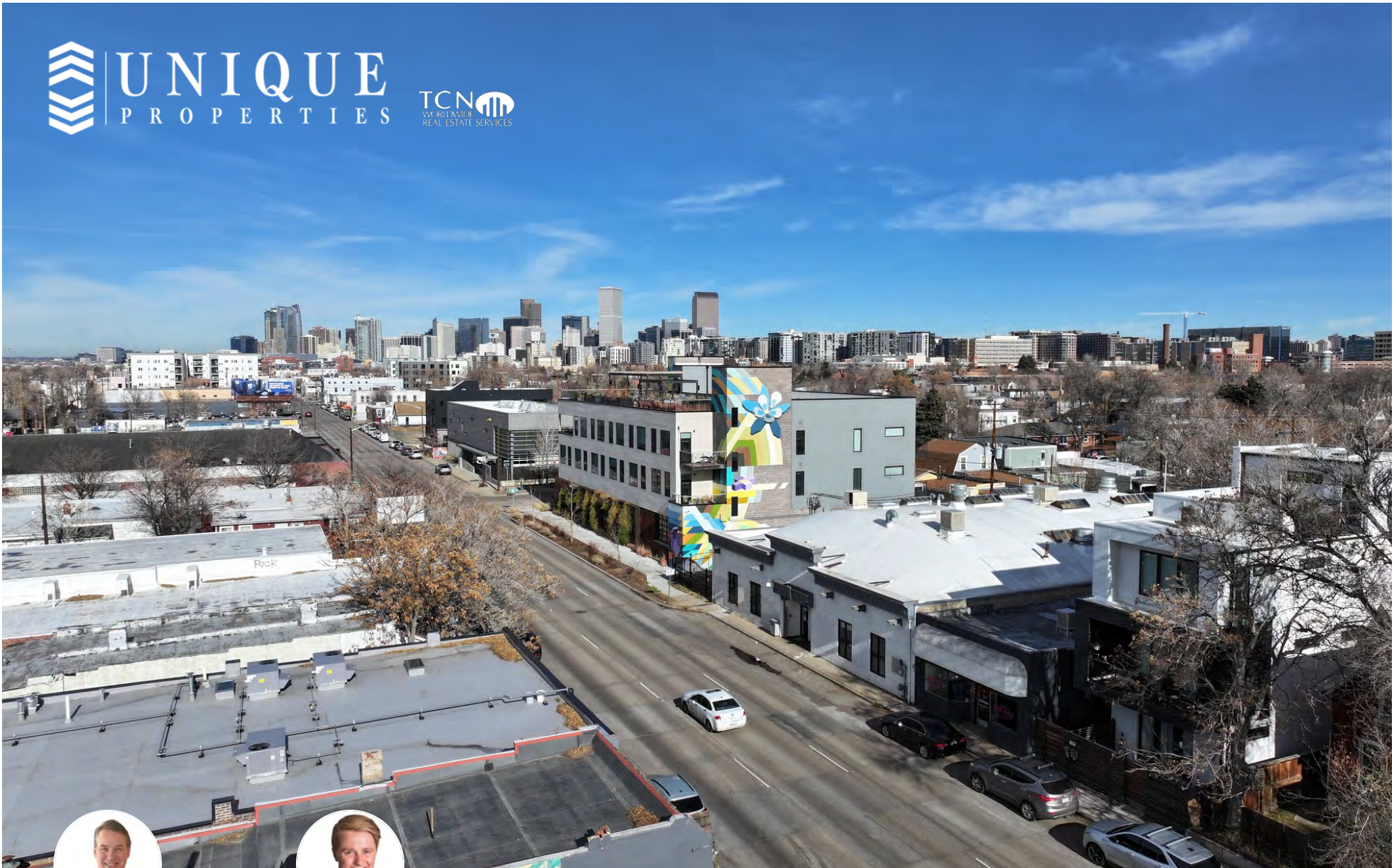
W. 3RD AVE

S. BROOK



REGIONAL MAP





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