



FOR SALE

3,654 SF Flex/Office Or Possible Live/Work

1305 S Inca St | Denver, CO 80223



Potential Drive-In Loading Available

CONTACT:

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OFFERING SUMMARY

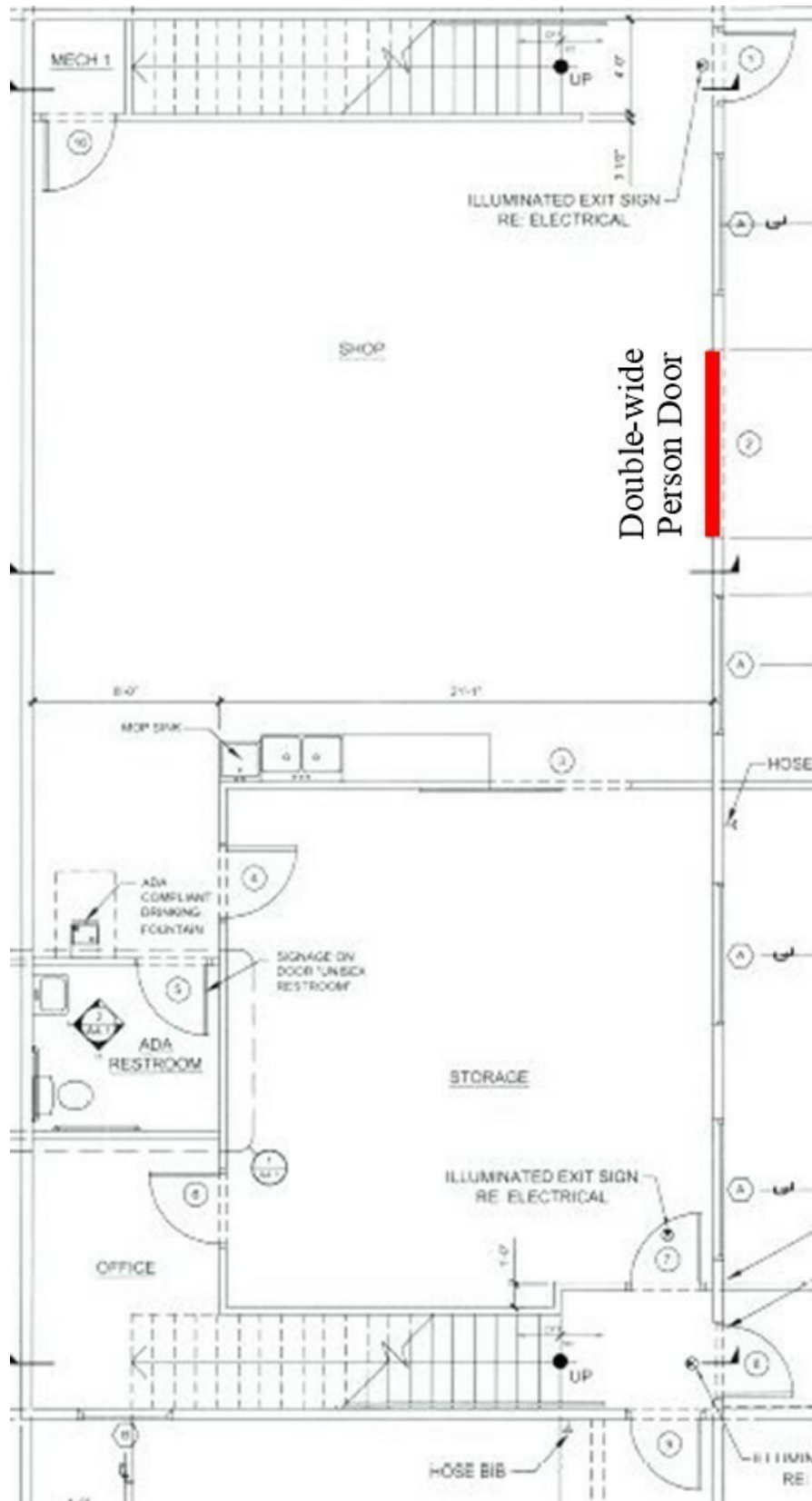
Sale Price:	\$995,000
Lot Size:	5,730 SF
Building Size:	3,654 SF
Grade Level Doors:	1*
Dock High Doors:	1*
Ceiling Height:	10' clear
Year Built:	2013
Zoning:	I-A industrial

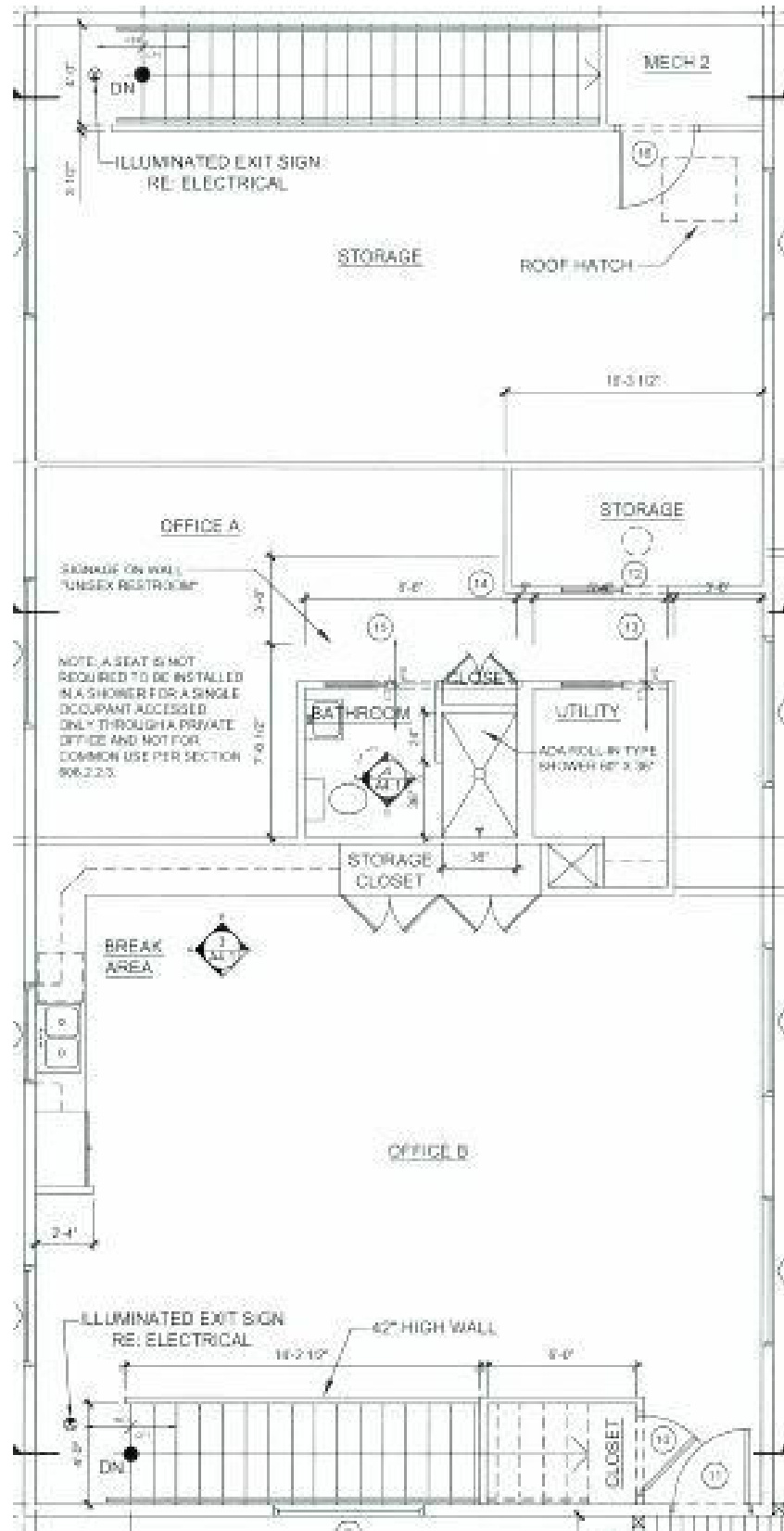
PROPERTY HIGHLIGHTS

- 3,654 SF Flex/Office building (two story)
- Main level is 10' clear warehouse area
- 2nd level is current a private residence but can be used as office as well
- Zoned I-A industrial in Denver
- Loading is currently a small half-dock door, but could easily be drive-in loading*
- 1,575 private outdoor garden area, could be used for additional parking or fenced outdoor storage
- 1 phase, 400-amp, 240-volt power (3 phase is available right next to the building)
- Great location just a few minutes from Santa Fe Drive and W. Mississippi Ave.
- Built in 2013 with all new siding in 2025!
- Full HVAC control throughout!
- 2 dedicated off street parking spaces and ample on street parking available as well.

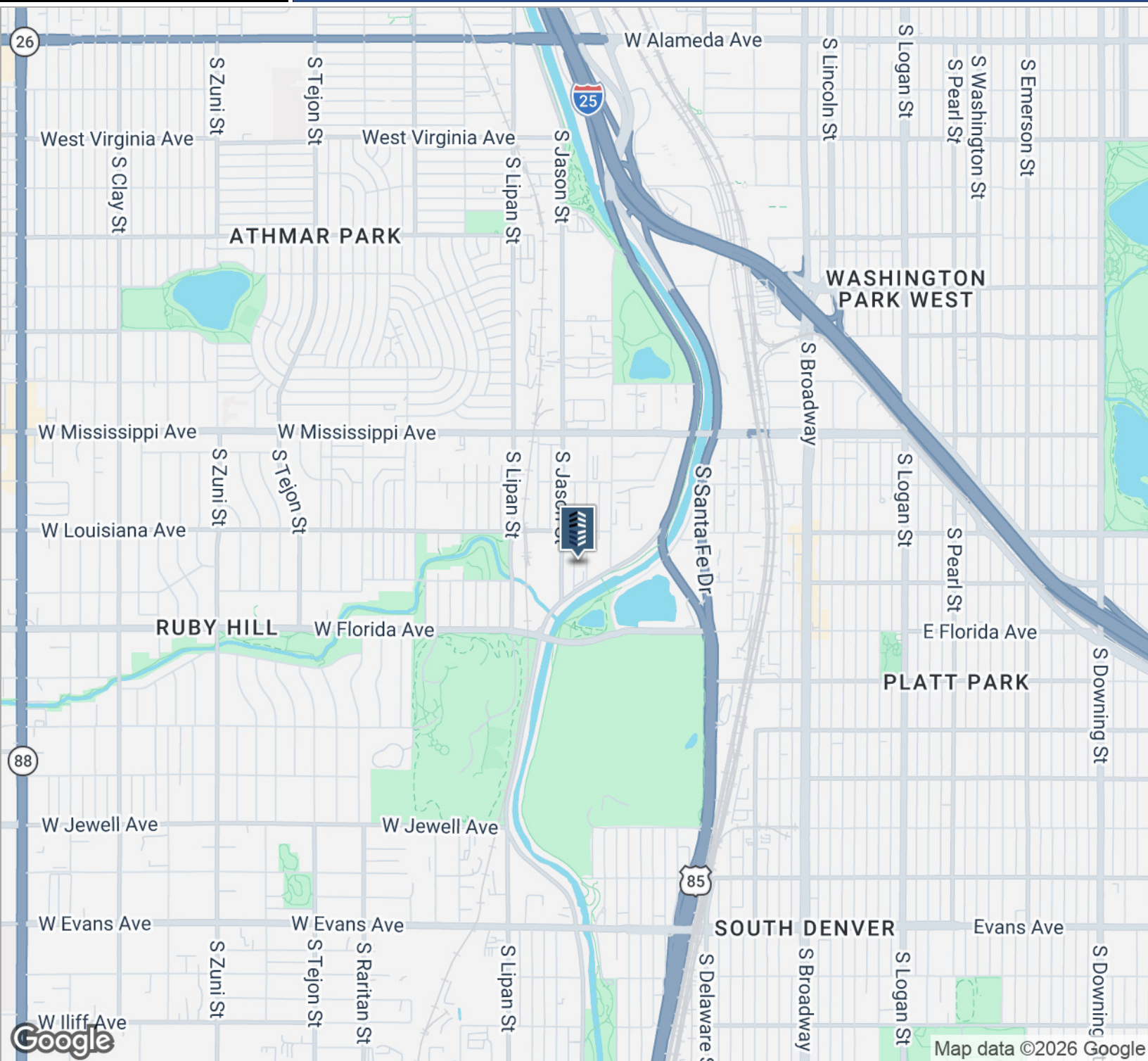
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