

AVAILABLE FOR SALE

**Owner-User or Investment
Industrial/Auto Shop Opportunity**



8537

S REED STREET

LITTLETON | COLORADO

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INTRODUCING

8537 S Reed Street



4,608 SF



C-1 Zoning



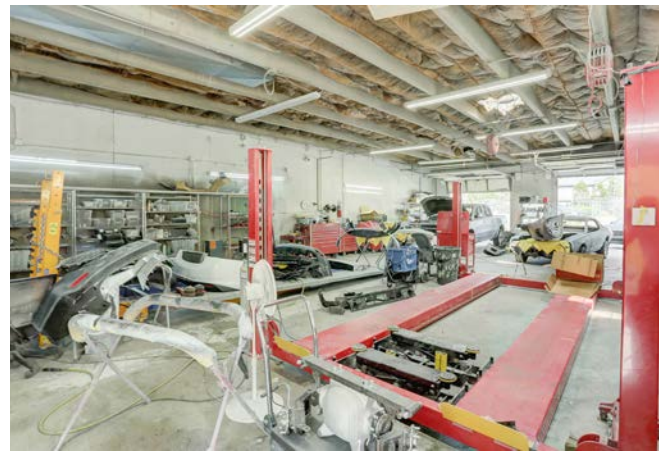
\$1,600,000

Rare Southwest Littleton Industrial/Auto Shop Opportunity with Secured Yard

This 4,608-square-foot industrial property presents a rare owner/user or investment opportunity in southwest Littleton. Situated on a 15,600-square-foot corner lot, the property is ideally configured for automotive, collision repair, light industrial, or service-oriented users seeking a functional facility with a secured outdoor storage area. The fully fenced and gated site provides excellent accessibility, ample maneuvering space, and a highly desirable corner location.

The building is equipped with three drive-in bays, a vehicle lift, a small office, and a private restroom, creating an efficient layout for day-to-day operations. Significant capital improvements include a state-of-the-art paint booth installed approximately six years ago at a cost of \$365,000, updated electrical service completed in conjunction with the paint booth installation, and a roof replaced approximately seven to eight years ago by Del Sol Roofing. Conveniently located near Chatfield State Park with excellent access to C-470 and the surrounding southwest metro area, the property offers outstanding functionality for an owner-occupant while also presenting long-term investment potential.

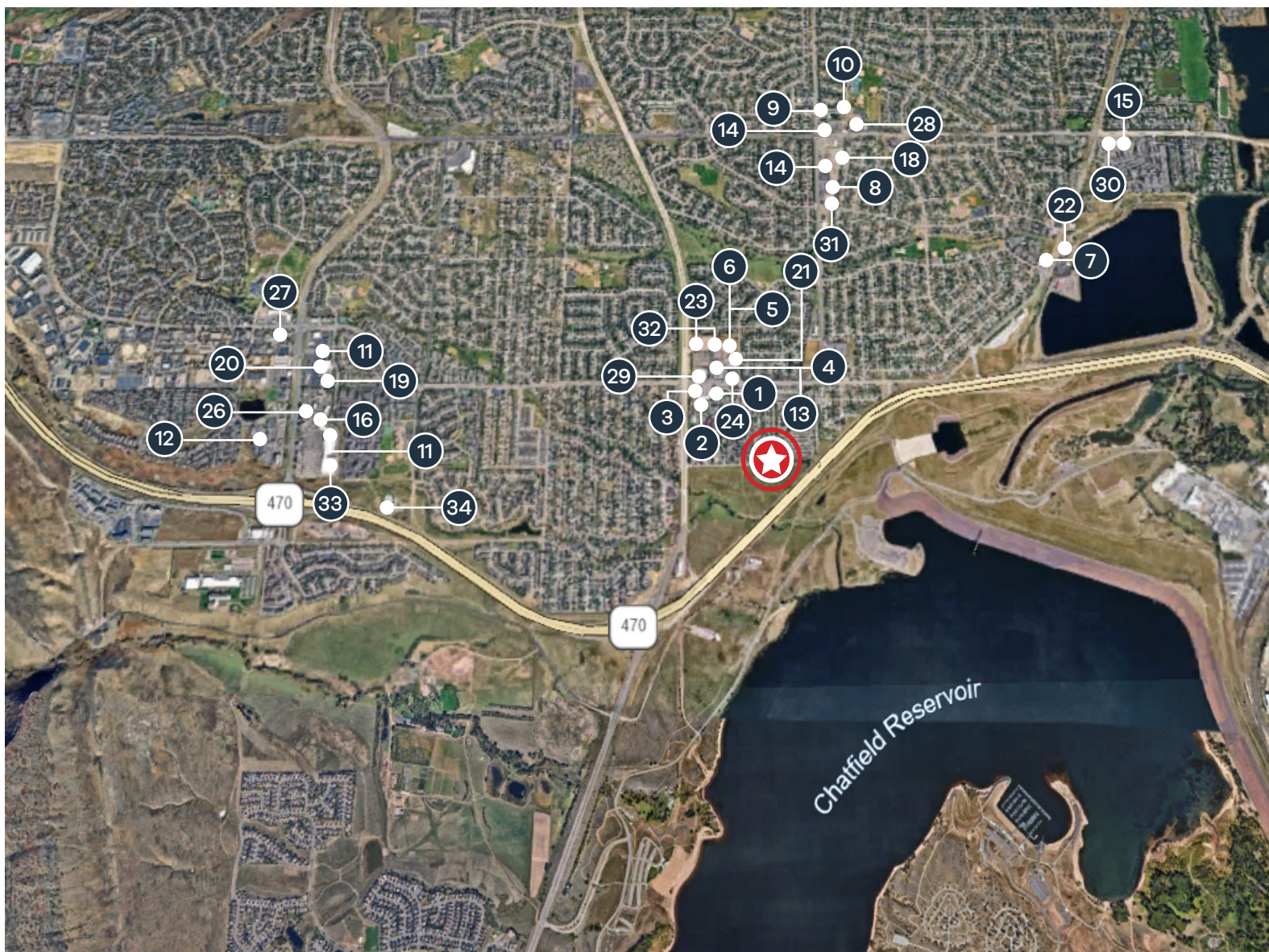




PROPERTY FEATURES

Secured, Fenced Outdoor Yard · Three Drive-In Bays · One Vehicle Lift · Paint Booth (Approximately 6 Years Old; \$365K Investment) · Updated Electrical Service · Roof Replaced Approximately 7–8 Years Ago · Office and Private Restroom · Ideal for Automotive or Light Industrial Users · Conveniently Located Near Chatfield State Park and C-470

AREA HIGHLIGHTS



DINING/BARS

1. Jimmy John's
2. Asian Spice
3. McDonald's
4. Southside Pizzeria
5. Subway
6. Tamale Kitchen
7. Hogback BBQ & Grill
8. Columbine Bar & Restaurant
9. Sawa Sushi
10. Robert's Italian Restaurant/Deli
11. Nanu's Kitchen - Indian Eatery
12. HiLo American Eatery

COFFEE/CONFECTIONS

13. Starbucks
14. Dairy Queen
15. Dunkin' Donuts
16. Vellichor Coffee Roasters
17. Speckle Tea

HEALTH & WELLNESS

18. Anytime Fitness
19. Planet Fitness
20. CorePower Yoga
21. Pure Barre
22. The Volleyball Club

RETAIL/SERVICES

23. King Soopers
24. Walgreens
25. BMO Bank
26. Chase Bank
27. Wells Fargo Bank
28. Julie Nails & Lash
29. 7-Eleven
30. Blush Nail Spa
31. Summer Blooms
32. UPS Store
33. Kohl's
34. Foothills Rec Center



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