



# 3301-3303 E 42nd Ave

Denver, CO 80216

## Property Overview

- Great opportunity for an owner/user or investor
- Two separate spaces of 4,215 SF and 6,140 SF respectively
- Fully sprinklered, heavy power, and fenced yard
- Easily demisable to smaller units. Separate meters currently exist.
- 40% leased with early termination clause in the event of owner/user purchase.
- Allowance/Rent abatement available for TI work

Building Size	10,355 SF
Land Size	13,612 SF
Year Built	1963
Zoning	I-A
Loading	3 drive in doors
Ceiling Height	11.5' to sprinklers
NOI	\$33,720.00 (60% vacant)

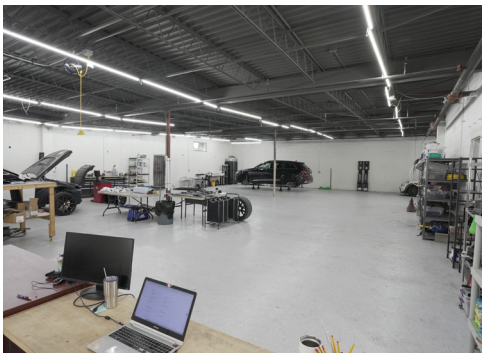
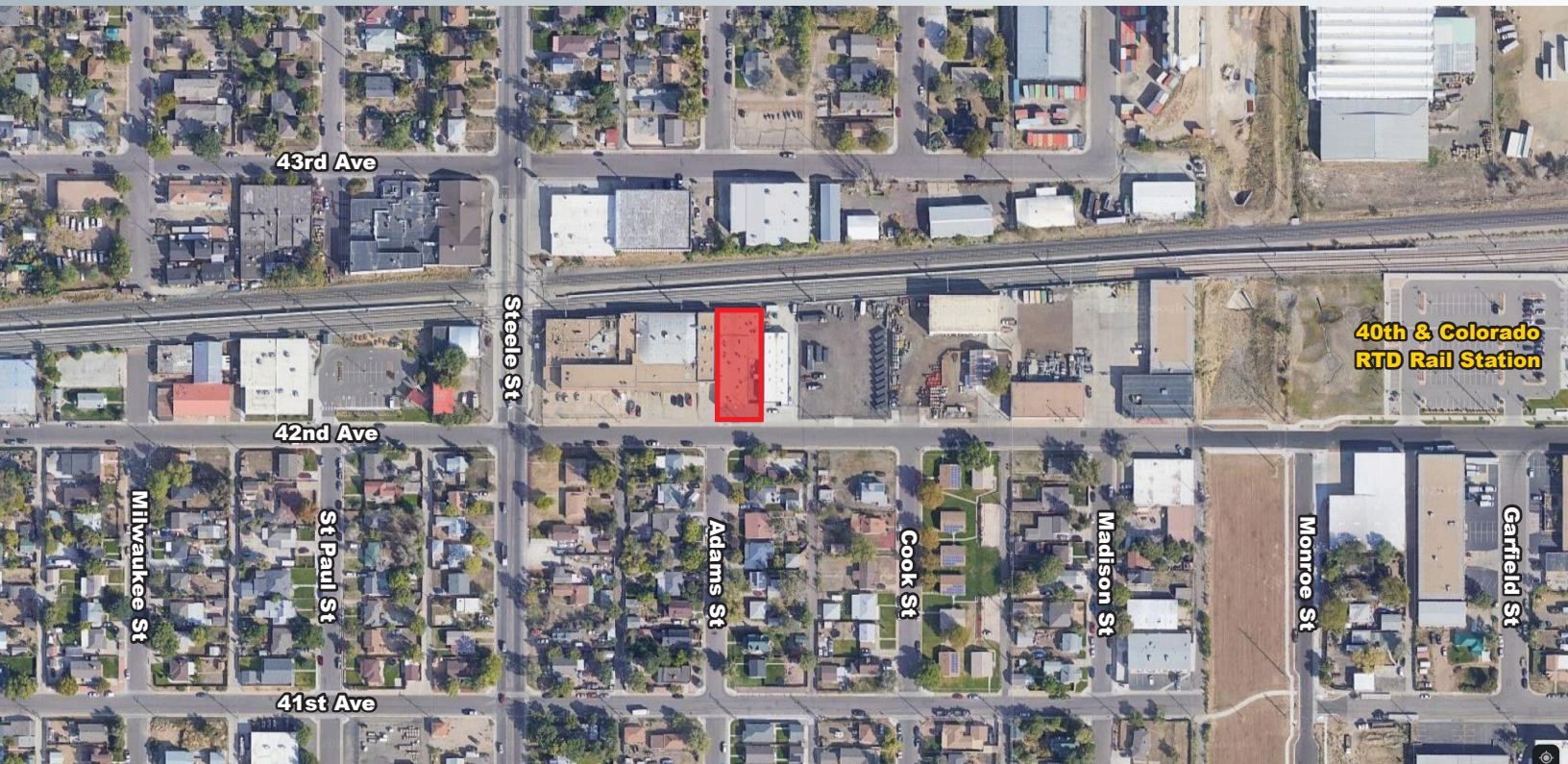
**For Sale: ~~\$1,950,000~~ PRICE REDUCTION**

For more information:

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