



FOR SALE - AUTOBODY/REPAIR FACILITY

3,000 SF With Paint Booth, Large 12,196 SF Lot

2301 W 44th Ave | Denver, CO 80211

PRICE REDUCED!



INCLUDES PAINT BOOTH, FRAME RACK, LIFT, COMPRESSOR, COVERED LAND PLAY

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UNIQUE PROPERTIES

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2301 W 44TH AVE.

OFFERING SUMMARY

Building:	2,963 SF (4 Bays)
Purchase Price:	<u>\$1,750,000</u> \$2,395,000
Lot Size:	12,196 SF (Corner Lot)
Taxes:	\$19,651
Floor Drains:	Yes with Trap
Drive In Doors:	4 (10x12)
Ceiling Height:	16.0 FT
Year Built/Renovated:	1949/2018
City/County:	Denver/Denver
Zoning:	U-MS-2
Market:	Central Denver
Sub Market:	Highland/Sunnyside
Cross Streets:	44th & Wyandot

PROPERTY OVERVIEW

Located at the bustling corner of W 44th Ave and N Wyandot St, this prime auto building is a very rare offering. Sale includes real estate, a thriving auto body and automotive repair business, all FF & E including paint booth, powder coating and welding equipment, and a modern compressor are all included with the sale, this property. This is truly a turnkey opportunity for automotive entrepreneurs. As the only auto body shop in the area, it enjoys a loyal customer base and excellent visibility, ensuring continued success for the new owner. Call Greg or Earl to set up a showing or receive business financial information. DO NOT DISTURB OWNER WITHOUT CONTACTING GREG OR EARL

PROPERTY HIGHLIGHTS

- 4 Bay Free Span Auto Shop on Hard corner (Spans 1/2 city block)
- Front Office and Waiting Area, Fenced and Secured Yard
- Abundant Parking, Floor Drain System with Sand Trap Interceptor
- Only Autobody shop in the Highlands/Sunnyside Neighborhoods
- Ideal for another Autobody and Repair or Paintless Dent Repair (PDF)
- Paint Booth, Frame Rack, Lift, and Compressor remain with Property for new Owner

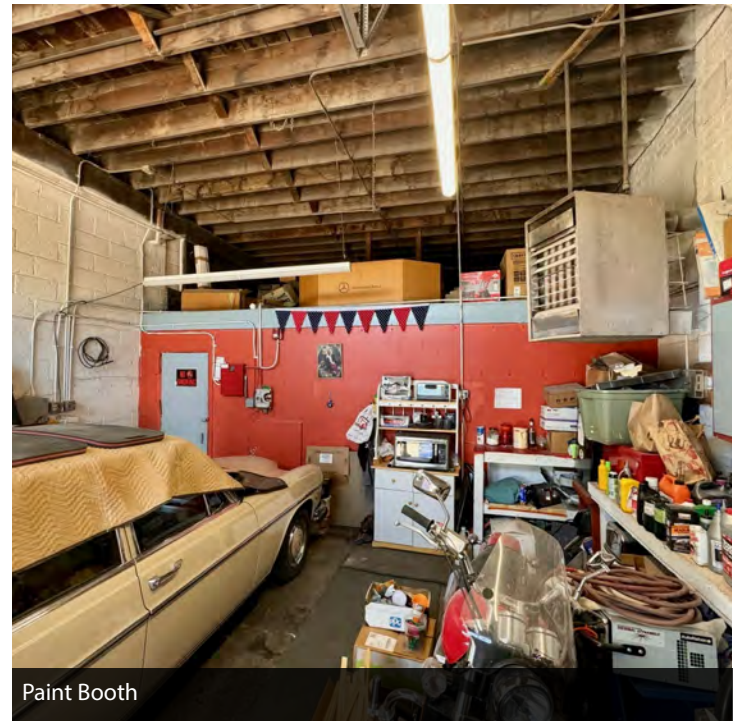




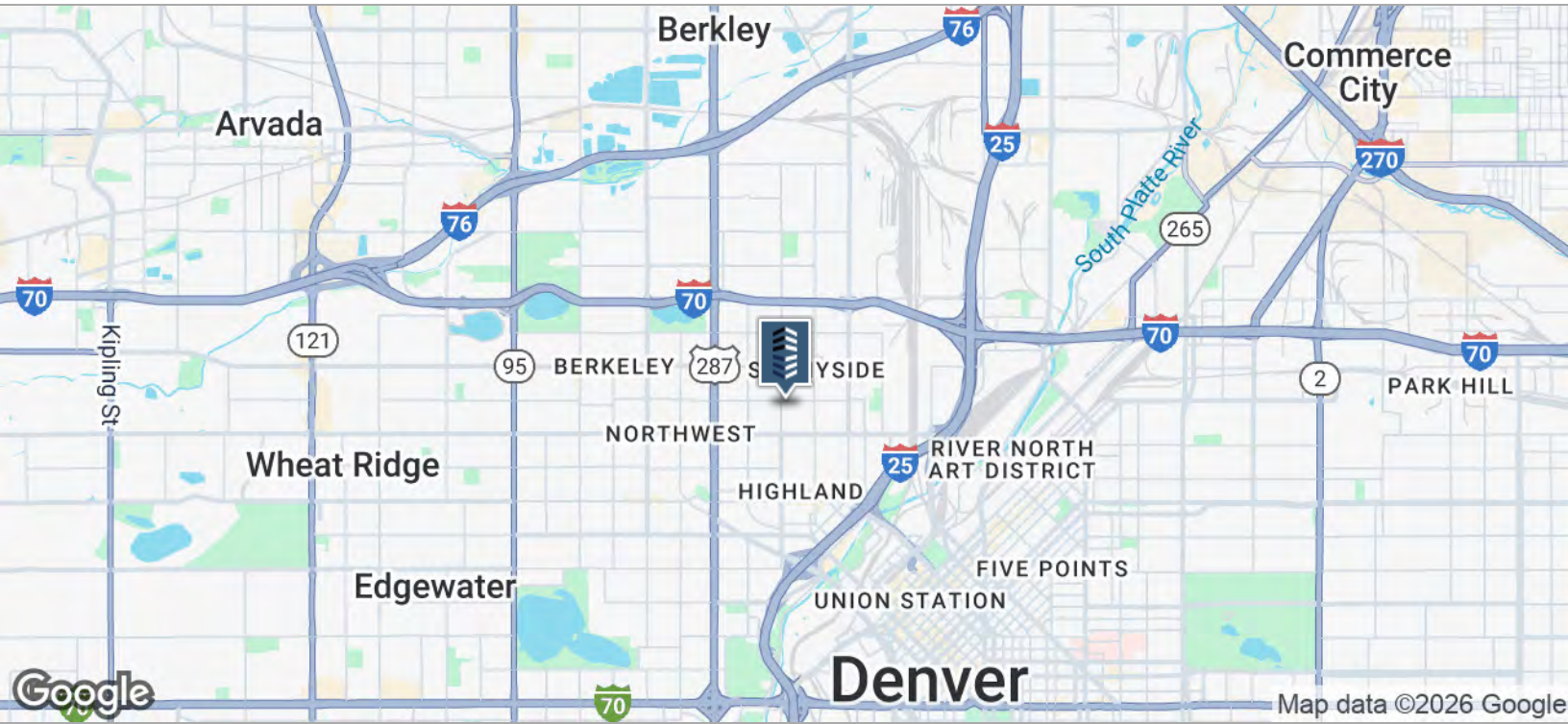
Concrete Lot 4 Bay Automotive



Extensive Fenced Yard Area on East and North Sides



Paint Booth



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