

# 2490 W. 2nd Avenue

Denver, CO 80223

**NAI**Shames Makovsky



**FOR SALE \$2,200,000**

**OWNER USER OPPORTUNITY**

- Zoned & Fully Operational Licensed Medical Cannabis Cultivation and Retail Facility
- Combined Offering: Real Estate + Licenses + Operating Business

## Property Facts

<b>Address</b>	2490 W. 2nd Avenue   Denver, CO 80223
<b>Jurisdiction</b>	City and County of Denver
<b>Zoning</b>	I-A (Industrial - City & County of Denver)
<b>Land Area</b>	26,515 SF (±0.61 Acres)
<b>Building Size</b>	8,199 SF
<b>Parking</b>	10 Off-Street Spaces
<b>Power</b>	1,500 Amp   208-240V   3-Phase
<b>Property Taxes</b>	\$42,983.48 (Current Annual)
<b>Year Built</b>	1980
<b>Ownership</b>	Fee Simple



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## Included in the Sale

- Fee simple ownership of the real property
- Medical Marijuana Retail License #403-00080 (eligible for Recreational conversion)
- Medical Marijuana Cultivation License #402-00059
- All existing improvements and cannabis-specific buildout
- Cultivation and retail equipment (subject to inventory list)
- Existing operational approvals and modification-of-premises history
- Transferable business assets (subject to regulatory approval)



**2490  
W. 2nd  
Avenue**





## Facility Infrastructure & Systems

- Detailed specifications available upon execution of NDA
- Recently completed, fully rebuilt interior – building was demoed and redesigned from the ground up
- Brand-new cultivation lighting and environmental control systems
- Brand-new high-efficiency HVAC systems designed for commercial cultivation
- New roof membranes and engineered structural improvements
- Upgraded electrical infrastructure – 1,500 Amp | 208-240V | 3-Phase Power (approved & operational)
- Full-property security system compliant with Denver & State regulations
- Dedicated cultivation rooms with independent environmental controls
- Integrated “Green Space” in compliance with Denver ordinance

## Location & Access Highlights

- Central Denver location just south of Downtown
- Immediate access to I-25, 6th Avenue, and Santa Fe Drive
- Strategic infill position serving the entire Denver metro area
- Established cannabis-friendly submarket
- Dense surrounding population base supporting retail operations
- Strong urban redevelopment corridor with continued West Denver growth



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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