

3803

E 64TH AVE

COMMERCE CITY, CO

SALE PRICE: **CONTACT BROKER**

IOS FOR SALE:

I-3 ZONED OFFICE & SHOP ON 4.94 ACRES

BUILDING KEY

- Office Building
- Garage
- Office Trailer
- Shop Building



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SHOP ON 4.94 ACRES

OFFERING / OVERVIEW

3803 E. 64th Ave, Commerce City, CO is a 4.94-acre site zoned I-3 (Heavy Industrial) with several existing buildings for sale. Located at the northwest corner of 64th Ave and Colorado Blvd, this is a rare infill heavy industrial zoned property. Its location offers easy access to Denver, I-270, I-76, and I-70.

The buildings on site offer users a well-appointed office with incredible views and landscaping, as well as a two-door clear-span shop building. The property is fully fenced and tree-lined, creating a secure yard that allows for outside storage. A diesel and regular fuel station on site can be included in the sale.

There is currently a month-to-month tenant occupying a portion of the property, which — along with an on-site cell tower — can provide additional income. Please contact the broker directly for income details.

HIGHLIGHTS

- 4.94-acre I-3 zoned site
- Hard corner lot
- 6' fenced with razor wire (fully tree-lined)
- Enterprise Zone qualified location
- Mature landscaping and trees
- Diesel and regular fuel pump on site
- Potential lease income



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PROPERTY DETAILS



TOTAL BUILDING SIZE:
5,890 SF



SITE SIZE:
4.94 Acres (215,186 SF)
(Fully Fenced plus tree lined)



BUILDING ONE, OFFICE BUILDING:
2,158 SF with 1,678 SF Basement
(A/C, boiler for heat, and fiber)



BUILDING TWO, GARAGE:
720 SF Garage, (2 garage doors and 8ft clear)



BUILDING THREE, OFFICE TRAILER:
612 SF, has 2 private offices,
1 restroom, and open area



BUILDING FOUR, SHOP BUILDING:
2,400 SF, Clear Span with (two) 14'ft tall
by 12'ft wide drive in doors, radiant heat



YOC:
1947 (main office)



ZONING:
I-3



PROPERTY TAX:
\$24,970.86



CITY/COUNTY:
Denver/Adams

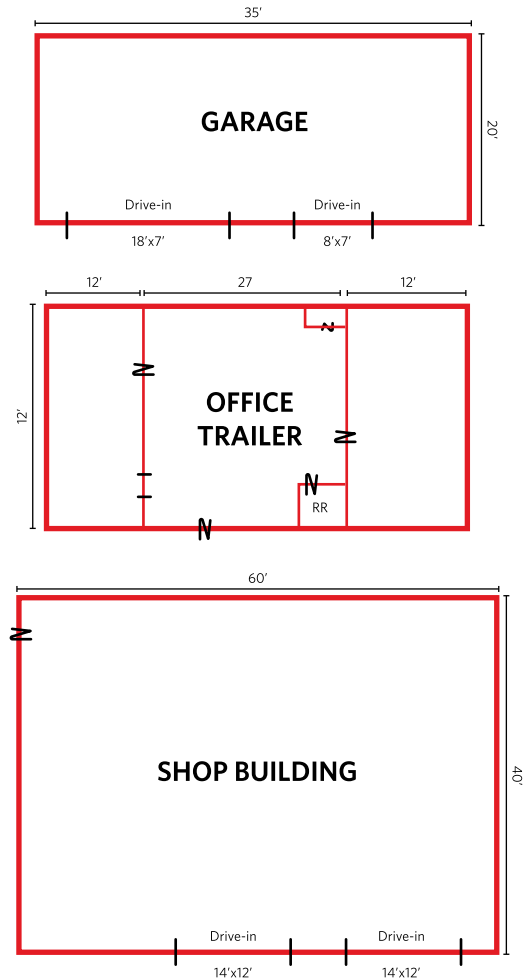


WATER/SEWER:
Public



GAS/ELECTRIC:
Xcel

FLOOR PLANS



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