



INDUSTRIAL CONDO FOR SALE

851 Highway 224, Unit B3, Denver, CO 80229



Enterprise Zone

PROPERTY INFORMATION:

Space:	Unit B3 1,000± SF
Zoning:	I-1 - Adams County
Loading:	1 - Drive-In Door (12'x12')
Ceilings:	12'
Parking:	1:1,000 SF
YOC:	1984
Taxes:	\$4,697.60 (2023 payable in 2024)

PROPERTY NARRATIVE

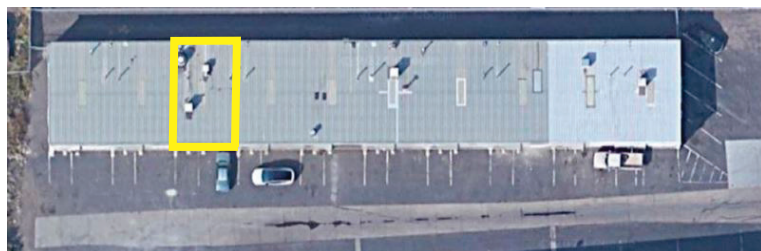
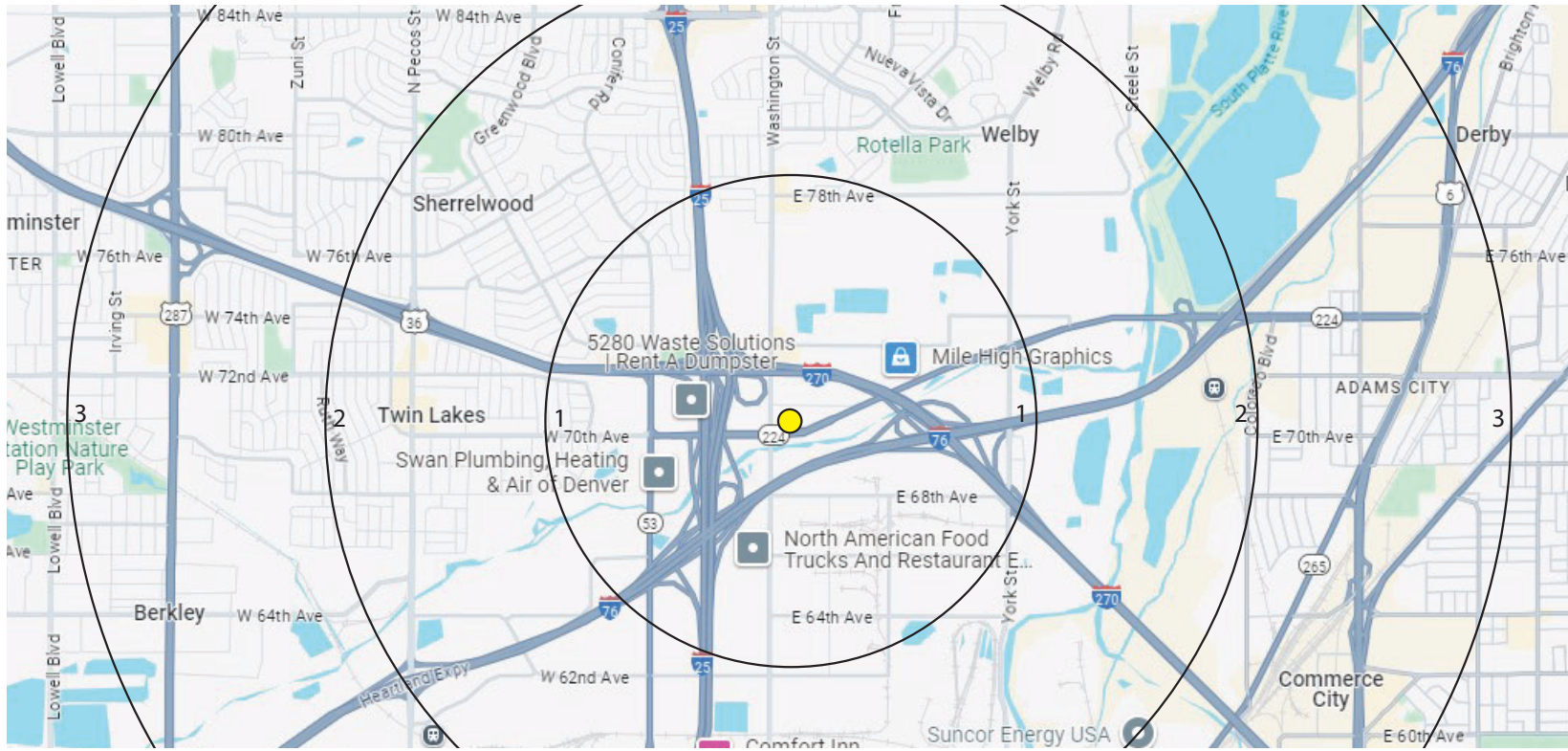
This 1,000 SF warehouse condo offers a full commercial kitchen build out with a commercial grade hood, gas range, pass thru refrigerator, two-door freezer, updated water heaters, cooling system and much more. The condo has a 12' foot Drive-in door, small office area and half bathroom, and is located in an Enterprise Zone. OA is approximately \$256/month.

\$350,000

Fuller Real Estate
(303) 534-4822

**Brokerage
Disclosure**

Esperanza Wardrup
(720) 306-6021 direct
(303) 419-5686 mobile
EWardrupFullerRE.com



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,337	87,707	330,938
Households	1,113	30,180	125,842
Median HH Income	\$70,669	\$63,003	\$73,402
Median Age	36.40	34.80	35.20
Traffic	13,029 vpd - E 70th Ave @ Washington St		

