

# For Sale: Industrial Property

4430 N Garfield St | Denver CO 80216

**\$795,000**



## PROPERTY OVERVIEW

- Zoning: I-A
- Building: 5,625 SF
- Lot : 9,375 SF
- Year Built/Remodeled: 1955
- Current tenant's lease expires July 31, 2027
- Tenant currently paying: \$6,000/Month NNN
- Cap Rate: 9%
- 2025 Taxes: \$22,655.52
- Opportunity Zone
- Clear Height: 9-11'
- Power: 600 Amps, 240 Volt (TBV)
- Right off I-70
- Tenancy: Single
- Potential to subdivide into 3 units (currently 3 units combined into 1)
- 3 bathrooms
- 2 overhead doors

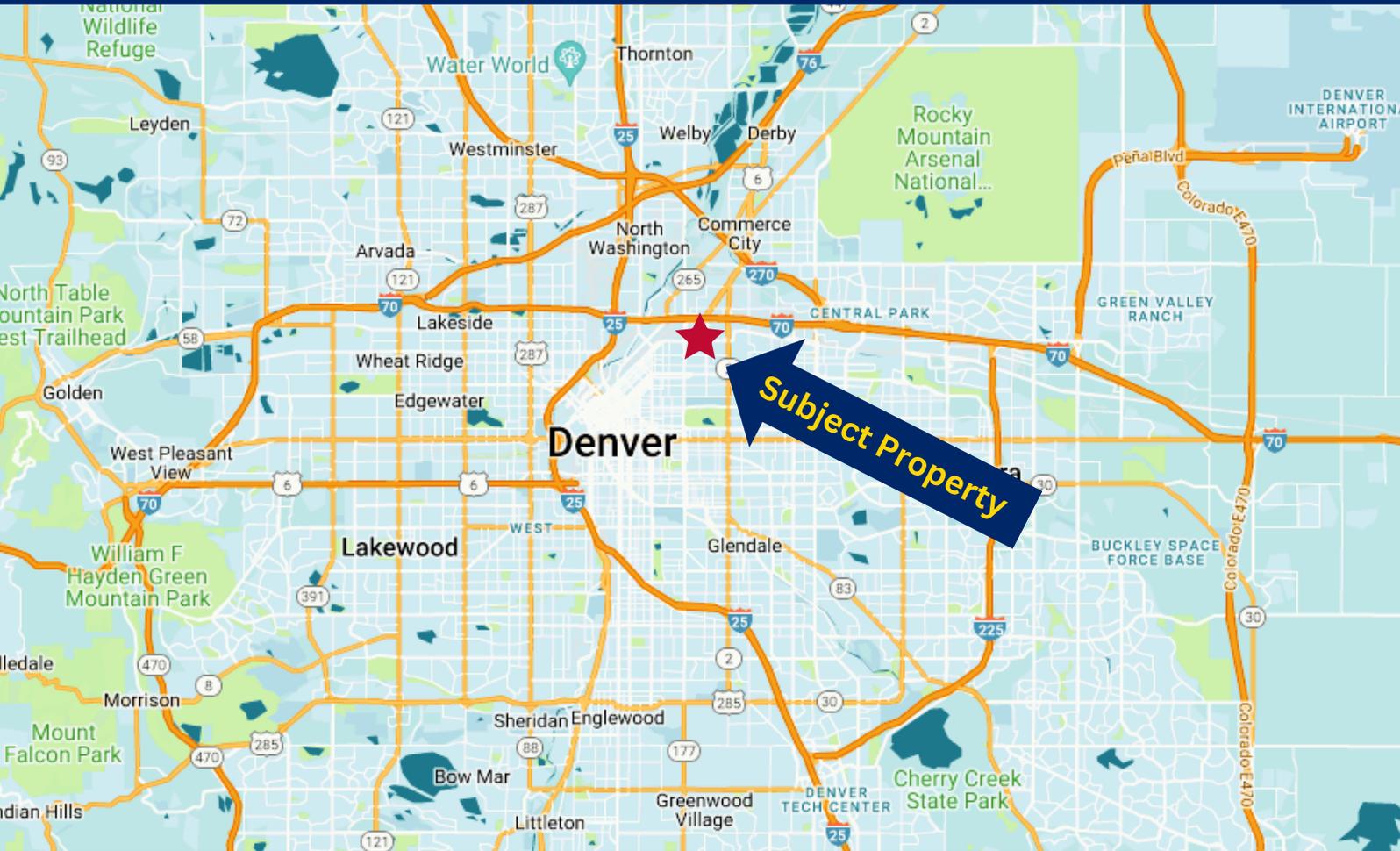
**Excellent  
Owner/User or  
Investor  
Opportunity**



**David Fingerhut**  
Broker Associate  
720-522-6706  
david@corealestatebrokers.com

**Stuart Dobson**  
Managing Broker  
303-919-0309  
stuart@corealestatebrokers.com

# LOCATION



## LISTING BROKERS



Stuart Dobson | Managing Broker  
303-919-0309  
stuart@corealestatebrokers.com



David Fingerhut | Broker Associate  
720-522-6706  
david@corealestatebrokers.com

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

