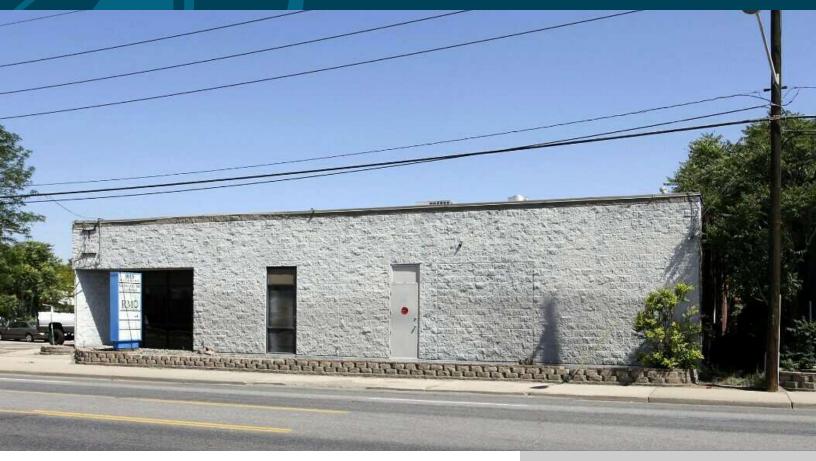
### FOR SALE 1015 WEST EVANS AVE. UNIT C DENVER, CO 80223





# Industrial Condo in Denver, CO LIST PRICE: \$500,000

#### **PROPERTY OVERVIEW**

Condo Size:	2,126 SF (Denver County)
Lot Size:	3,586 SF (Denver County)
Price / SF:	\$235.18
Year Built:	1982 (Denver County)
Zoning:	I-A (Denver County)

#### **PROPERTY FEATURES**

- 12 foot clear height
- 1 drive-in door: 10' x 10'
- 3 phase power
- White box condition: new garage door
- Forced air heating (warehouse furnace)

For more information, please contact:

#### **KRISTJAN DANIS**

Advisor 303.962.9535 KDanis@PinnacleREA.com

### **PAUL SCHNEIDER**

Principal 303.962.9546 PSchneider@PinnacleREA.com

#### **CHASE GRIMES**

Vice President 303.962.9549 CGrimes@PinnacleREA.com

**Pinnacle Real Estate Advisors** One Broadway Suite A300 Denver, CO 80203 303.962.9555 | www.pinnaclerea.com

## FOR SALE 1015 WEST EVANS AVE. UNIT C DENVER, CO 80223







For more information, please contact:

#### **KRISTJAN DANIS**

Advisor 303.962.9535 KDanis@PinnacleREA.com

### PAUL SCHNEIDER

Principal 303.962.9546 PSchneider@PinnacleREA.com

#### **CHASE GRIMES**

Vice President 303.962.9549 CGrimes@PinnacleREA.com

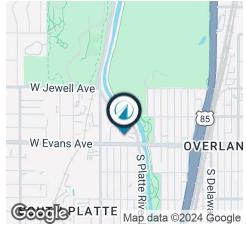
Pinnacle Real Estate Advisors One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

## FOR SALE 1015 WEST EVANS AVE. UNIT C DENVER, CO 80223







#### **AREA DEMOGRAPHICS:**

Population		Households		Average HH Income	
1 Mile	400	1 Mile	185	1 Mile	\$128,657
3 Mile	1,360	3 Mile	584	3 Mile	\$141,384
5 Mile	10,781	5 Mile	4,394	5 Mile	\$128,668

For more information, please contact:

#### KRISTJAN DANIS Advisor

303.962.9535 KDanis@PinnacleREA.com PAUL SCHNEIDER Principal 303.962.9546 PSchneider@PinnacleREA.com

#### **CHASE GRIMES**

Vice President 303.962.9549 m CGrimes@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.