

FOR SALE

5599 S RIO GRANDE ST
LITTLETON, CO 80120



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HIGHLIGHT VIDEO



Immaculately maintained mixed use commercial building on corner lot in Central Littleton within walking distance to Downtown Littleton. Building is 3,500 sf with warehouse area (including shelving and large barn door enclosure + garage door with elevated concrete receiving dock), large garage door at front entry, fantastic windows for ample natural interior lighting, 2 man doors, built-in POS cashier area, 2 bathrooms, prep kitchen, and a private parking lot. Plus plenty of street parking around the perimeter of the building. Currently occupied with a tenant - lease expires Jan 2025. Great for owner/user or investor.

FEATURES

- **Lot size:** .20 AC (8,500 sf)
- **Building Size:** 3,500 sf w/ roughly 375 sf of warehouse
- **Zoning:** DMU (Downtown Mixed Use) - City of Littleton
- **Year Built:** 1958 with many renovations in last 10 years
- **Parking:** Dedicated parking includes 4 surface spots (1 is handicapped) + street parking
- **Bathrooms** x2
- Drive Up **Dock Door** (8x9) w/ concrete receiving dock
- Garage Door at Front Entrance (10x10)
- **Cooling/Heating:** Swamp coolers x4 + Hot Dawg gas fired heating units x2
- **Prep Kitchen** w/ 3-compartment sink and grease trap

LIST PRICE - \$1,750,000

CONTACT

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