



FOR SALE

3,654 SF Flex/Office Or Possible Live/Work

1305 S Inca St | Denver, CO 80223



Potential Drive-In Loading Available

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

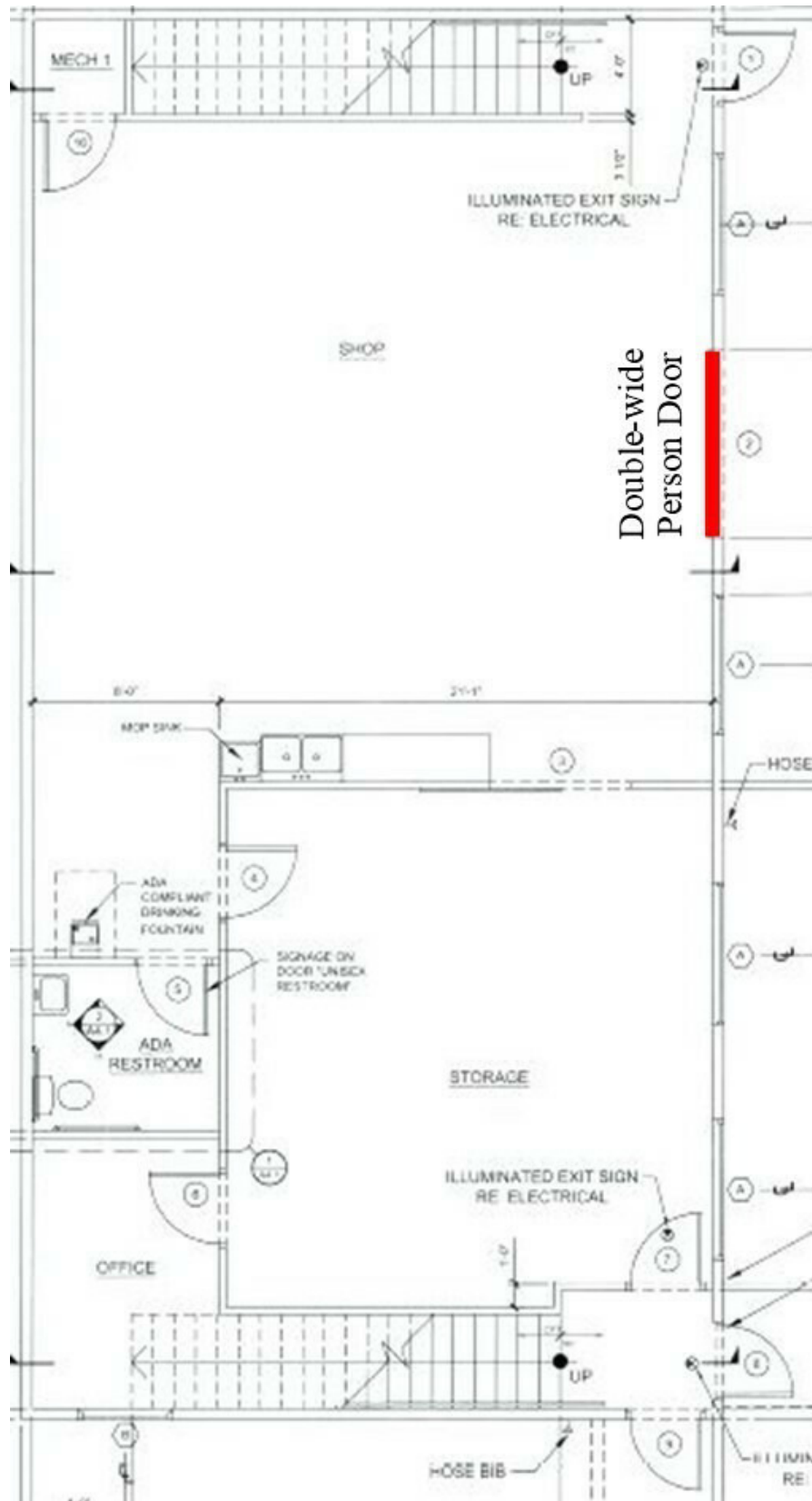
Sale Price:	\$995,000
Lot Size:	5,730 SF
Building Size:	3,654 SF
Grade Level Doors:	1*
Dock High Doors:	1*
Ceiling Height:	10' clear
Year Built:	2013
Zoning:	I-A industrial

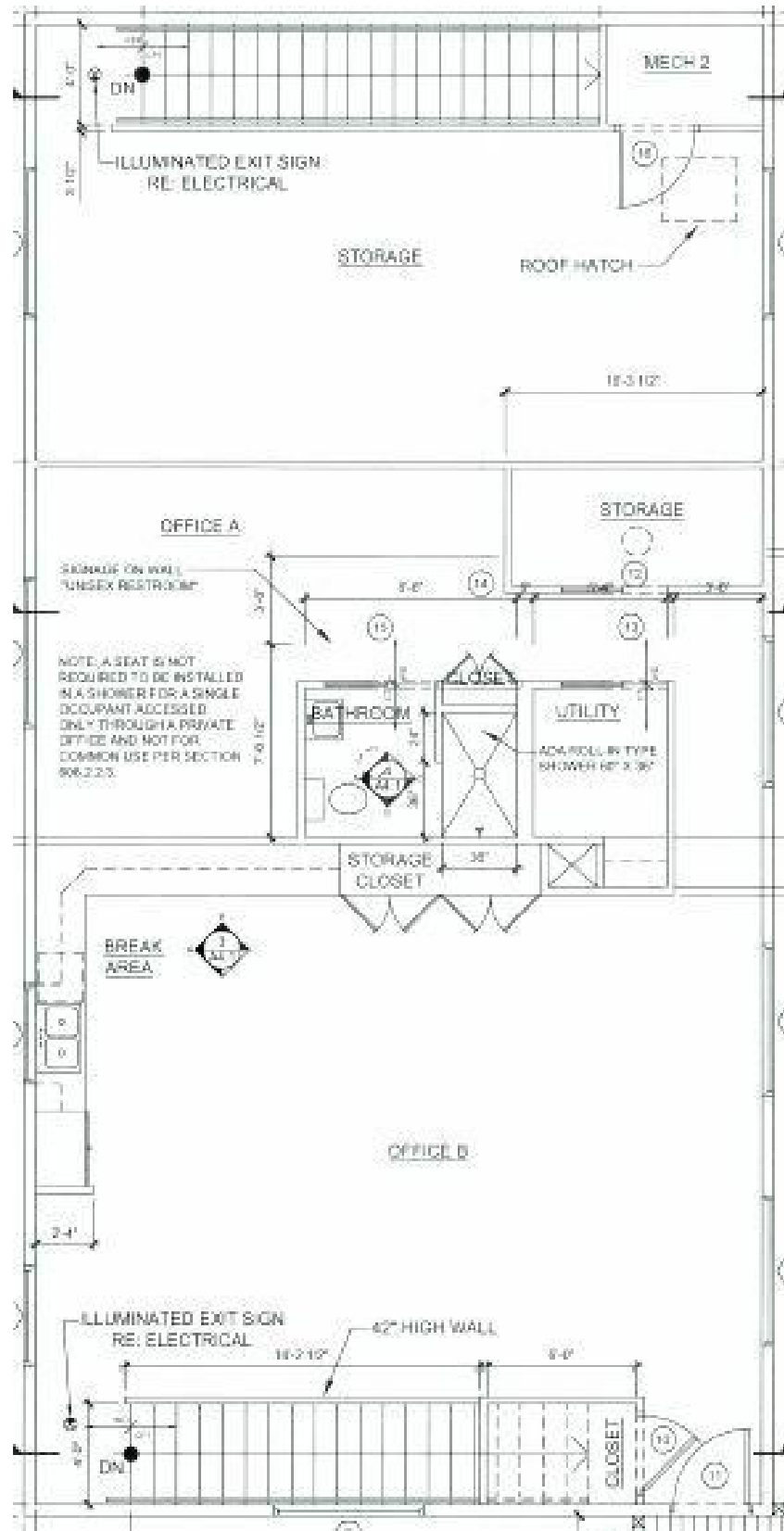
PROPERTY HIGHLIGHTS

- 3,654 SF Flex/Office building (two story)
- Main level is 10' clear warehouse area
- 2nd level is current a private residence but can be used as office as well
- Zoned I-A industrial in Denver
- Loading is currently a small half-dock door, but could easily be drive-in loading*
- 1,575 private outdoor garden area, could be used for additional parking or fenced outdoor storage
- 1 phase, 400-amp, 240-volt power (3 phase is available right next to the building)
- Great location just a few minutes from Santa Fe Drive and W. Mississippi Ave.
- Built in 2013 with all new siding in 2025!
- Full HVAC control throughout!

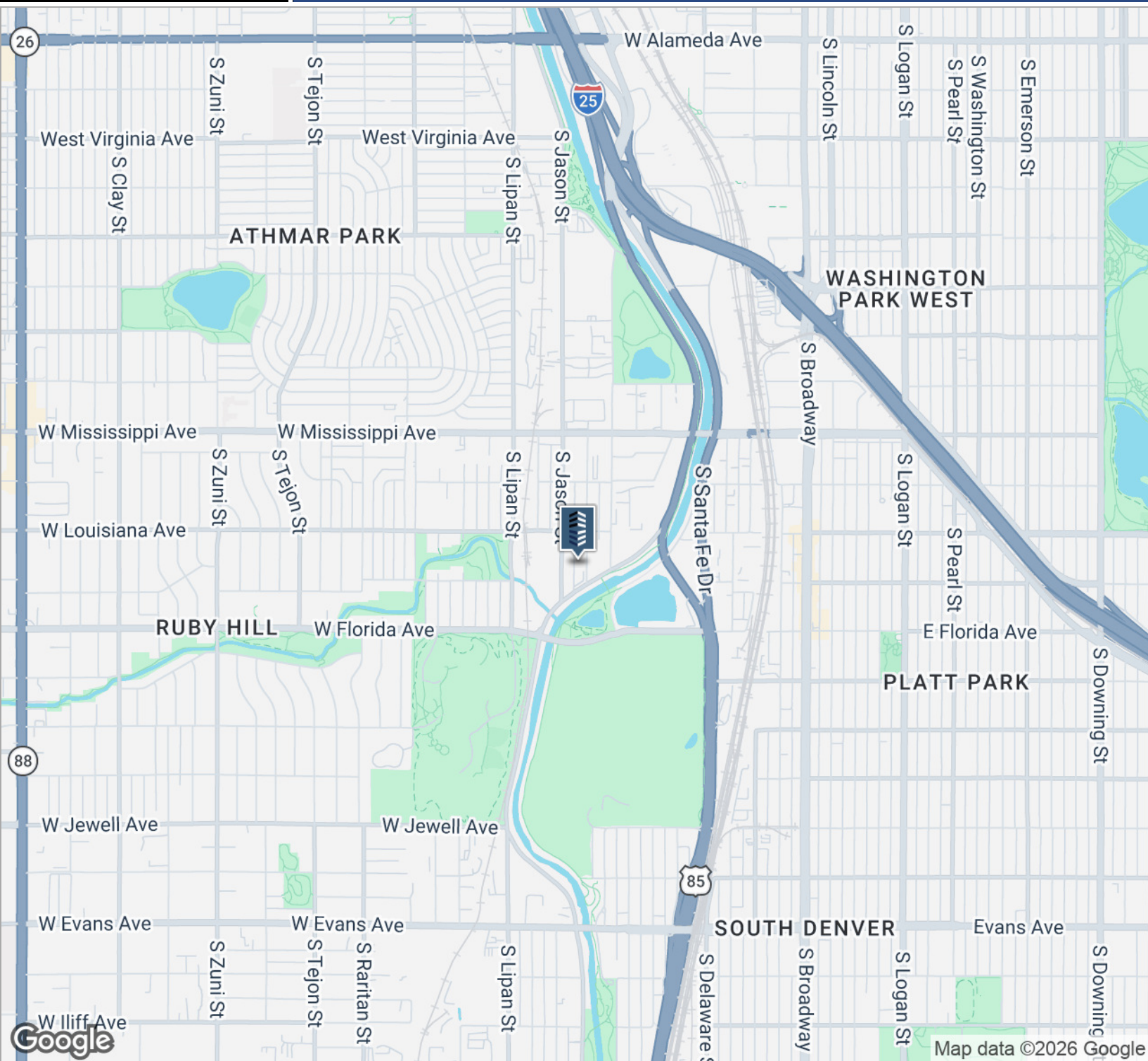
3,654 SF FLEX/OFFICE OR POSSIBLE LIVE/WORK







3,654 SF FLEX/OFFICE OR POSSIBLE LIVE/WORK



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.