

# FOR SALE



## BOLT FACTORY LOFTS

209 KALAMATH STREET | UNITS 17/18 | DENVER, CO 80223

### PROPERTY HIGHLIGHTS

**\$815,000 (\$352.36/SF)**  
LIST PRICE

**LIVE/WORK CONDO**  
BUILDING TYPE

**1951/2006**  
YEAR BUILT

**2,313 SF**  
UNIT SIZE



FOR MORE INFORMATION, PLEASE CONTACT

**ERIC SHAW**

*VICE PRESIDENT*

T 720.319.3252

ESHAW@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)





Virtually Staged



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GROUND LEVEL



MEZZANINE LEVEL



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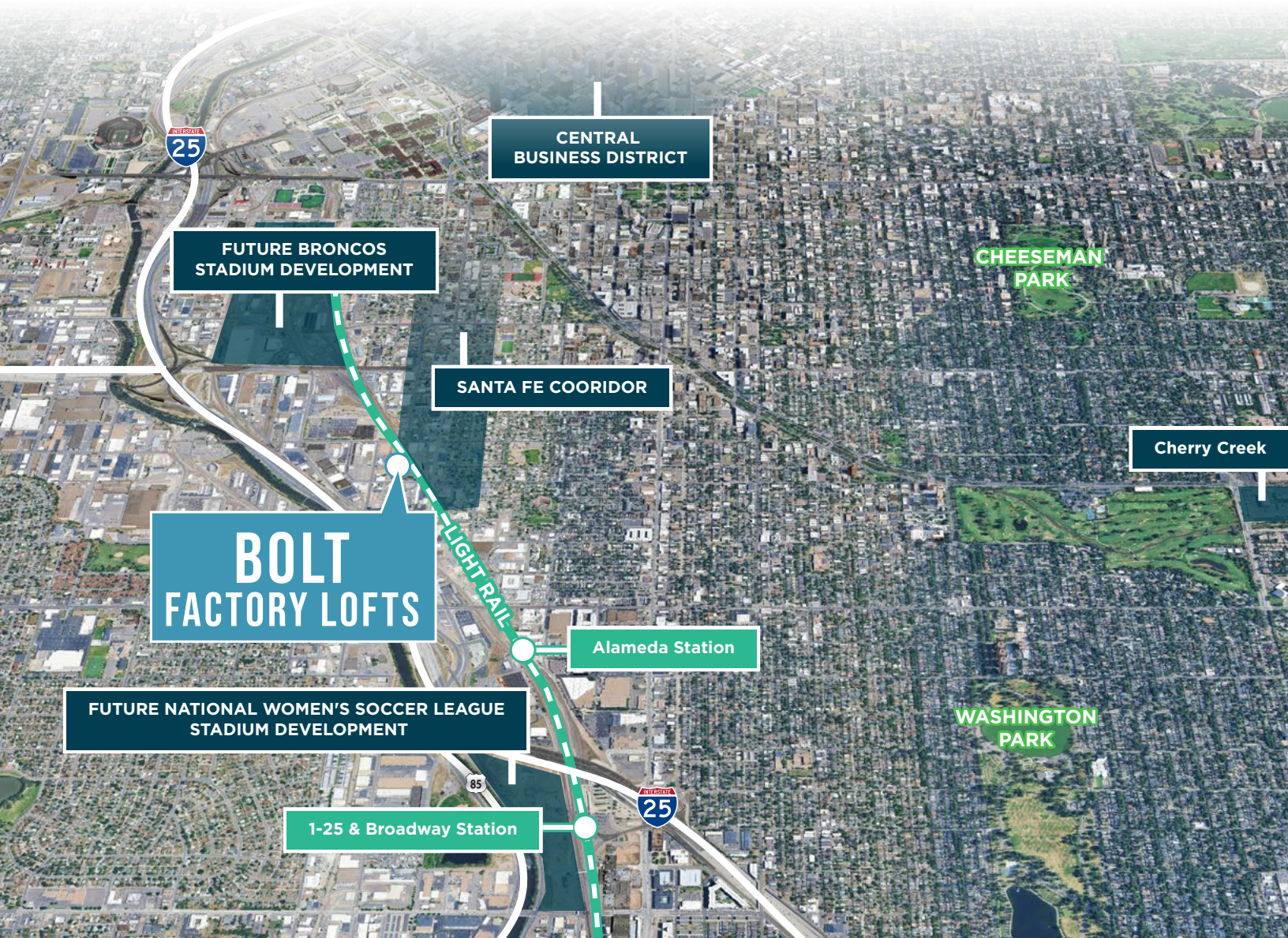
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# BUILDING/UNIT FEATURES

- ▶ **ICONIC ADAPTIVE REUSE OF AN INDUSTRIAL PROPERTY INTO CONTEMPORARY LIVE/WORK CONDOMINIUMS**
- ▶ **POSITIONED ALONG KALAMATH ST OFFERING EXCELLENT EXPOSURE TO BOTH VEHICLE TRAFFIC AS WELL AS LIGHT-RAIL COMMUTERS**
- ▶ **ENDCAP UNIT LOCATION WITH VISIBLE SIGNAGE OPPORTUNITIES DIRECTLY FROM KALAMATH ST.**
- ▶ **DISTINCTIVE CHARACTER FEATURING HIGH CEILINGS, CONTEMPORARY FINISHES, ABUNDANT NATURAL LIGHT, AND POLISHED CONCRETE FLOORS**
- ▶ **FLEXIBLE I-MX-3 ZONING ALLOWS FOR A WIDE RANGE OF USES INCLUDING OFFICE, SHOWROOM, RETAIL, GALLERY, LIVE-WORK AND MORE**
- ▶ **THREE DESIGNATED PARKING SPACES IN ATTACHED, COVERED AND HEATED GARAGE WITH AN OVERSIZED DOOR**



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