# FOR SALE

## 777 CANOSA CT & 2704 W 8TH AVE

**DENVER, CO 80204**

## INVESTMENT/OWNER USER INDUSTRIAL OPPORTUNITY

## PROPERTY OVERVIEW

| | |
|---|---|
| **BUILDING SIZE** | 777 Canosa Ct: 18,003 SF<br>2704 W 8th Ave: 2,400 SF<br>**20,403 SF Total** |
| **REDUCED PRICE** | **$2,450,000 ($120.08/SF)** |
| **LOT SIZE** | 27,498 SF |
| **YEAR BUILT** | 1961 |
| **CLEAR HEIGHT:** | 13' 6" - 16' 4" |
| **LOADING** | Five (5) 10' x 12' Drive-In Doors |
| **FENCED PARKING** | Yes, 16 Spaces |
| **POWER** | 600A / 600V / 3 Phase (TBV) |
| **PROPERTY TAXES** | $55,159 |

## PROPERTY FEATURES

FANTASTIC CENTRAL LOCATION WITH DENVER I-A ZONING

QUICK ACCESS TO I-25 AND 6TH AVENUE

2704 W 8TH AVE ONE (1) DRIVE-IN DOOR 11' CLEAR HEIGHT RESTROOM & LOBBY

## BROKER CONTACTS


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