

FOR SALE

4242 SOUTH BROADWAY, ENGLEWOOD, CO 80113



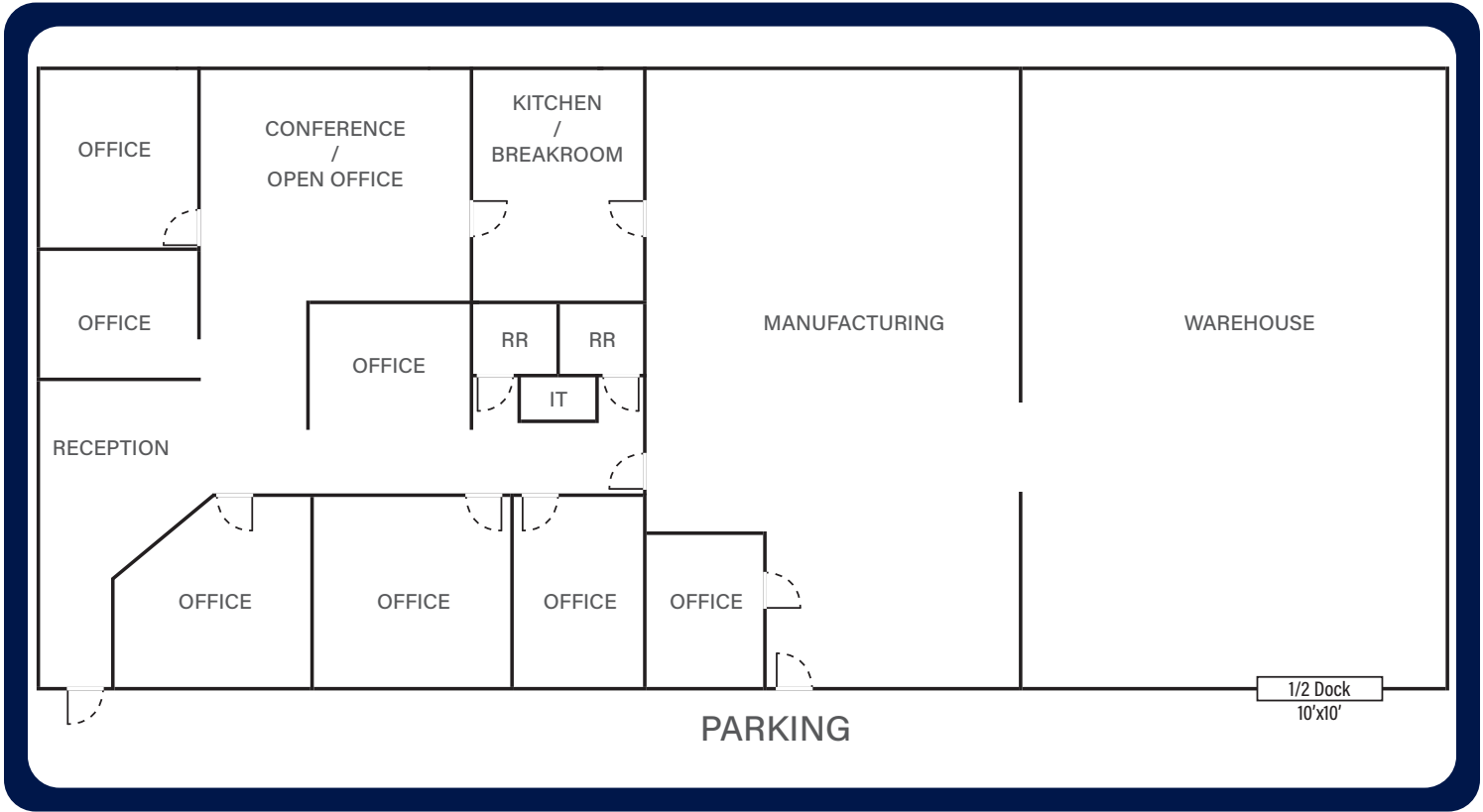
5,700 SF SHOWROOM/MANUFACTURING/OFFICE
\$1,299,950

- Lighted Signage with South Broadway Frontage!
- Well-Finished Office
- Ample Parking
- Fully Climate-Controlled Building - Including Warehouse!
- MU-B-2 Zoning Allows for Many Uses

Total Building Size:	5,700 SF
Year Built:	1974
Zoning:	MU-B-2 (Englewood)
Property Taxes (2024):	\$15,582.80
Loading:	1 Half-Dock (10'x10')
Total Site Size:	12,500 SF
Clear Height:	10'
HVAC:	Forced Air (Entire Building)
Office Size:	2,656 SF
Warehouse/Mfg. Size:	3,044 SF



Englewood
COLORADO
Zoning



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