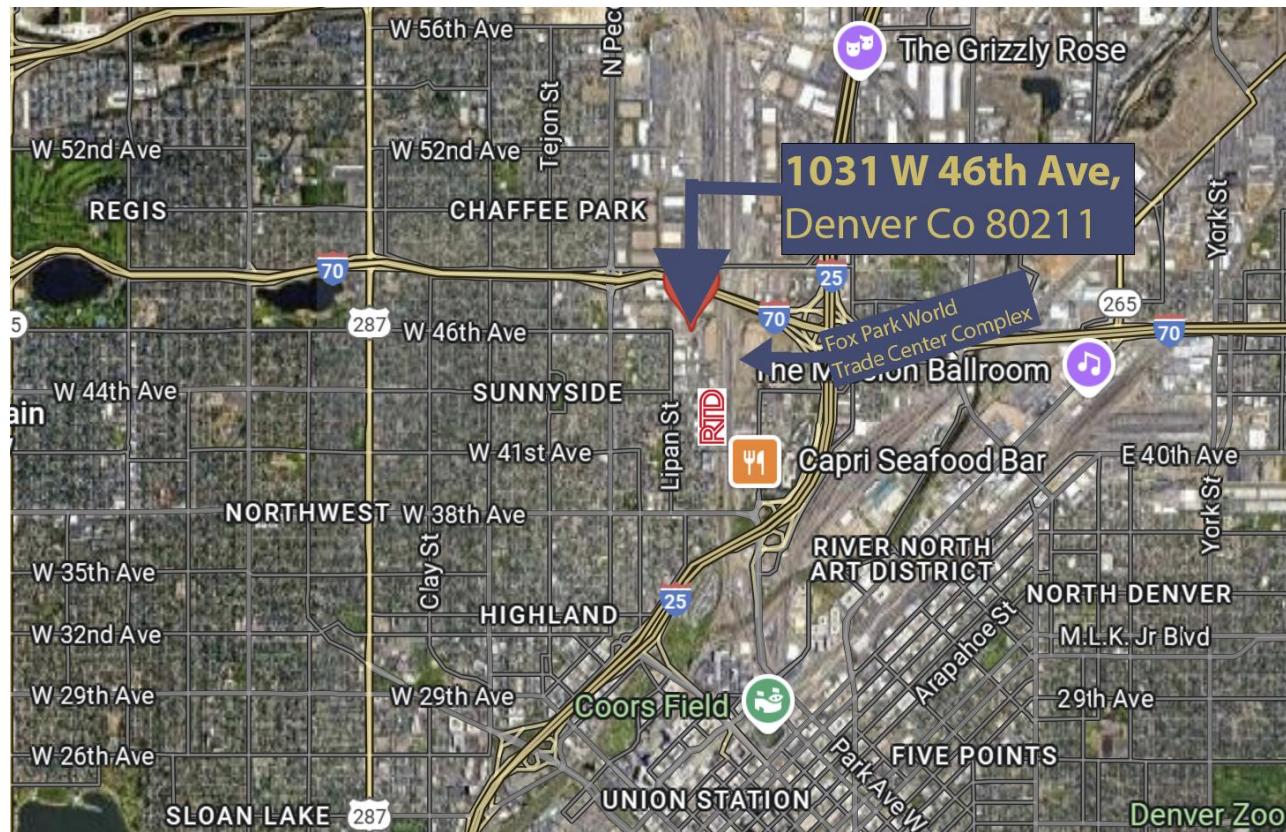


Warehouse Lot for Sale

1031 W 46th Ave, Denver Co 80211



Located at **1031 W 46th Ave, Denver Co 80211**, this unique property offers an exceptional combination of versatile space, light industrial zoning, and redevelopment potential in a rapidly growing area. Currently operating as a granite shop for the owner, the property is perfect for an owner operator with immediate occupancy, or for an investor looking to take advantage of all the growth in the area.

Situated directly adjacent to the transformative **41-acre Fox Island World Trade Center development**, this property is perfectly positioned for businesses and developers alike.

Key Features:

Zoning: *Zoned I-A (Light Industrial) with UO-2 Billboard Use Overlay District (signage opportunities)*

Current Use: *Granite manufacturing operated by the owner*

Building/Lot Features: *.287 Acre lot, with a 2588 Square foot warehouse building. With a bathroom and office area attached.*

Property Information:

Sale Price: \$1,400,000

Type: Industrial land and warehouse

Power available: 110, 220, and three phase.

Frontage: 104 FT on 46th Av

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Benjamin Rhodin

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STEALTH WEALTH GROUP

WWW.STEALTHWEALTHRE.COM

1031 W 46th Ave, Denver Co 80211

Discover a rare chance to own a versatile 2,588 sq. ft. Warehouse on a .287 Acre Lot in Denver's thriving Sunnyside Industrial District. This long-term growth area is anchored with the development of the World Trade Center and redevelopment around fox street station.

○ **Location:**

- The area around the 41st and Fox Street station, located just north of Denver's Greater Downtown Districts, is experiencing significant growth. Identified as a Transit-Oriented Development (TOD) destination, this "island" is transforming parts of Globeville and Sunnyside. Despite the center of population being currently situated to the west of the station where the Subject property is located, ongoing construction on "Fox Island" is introducing a new urban center east of the station. This development benefits residents in Globeville and Sunnyside, which are located on the west side of the rail tracks. The projects underway will contribute an additional 2,331 residences within a quarter-mile radius of the transit station.
- Located at the I-25 and I-70 interchange allowing access to all of Denver.
- Over 1,500 multifamily units planned or under construction in a 1-mile radius.

○ **Zoning & Use:**

- **Zoning:** I-A (Light Industrial) with UO-2 Billboard Use Overlay District (signage opportunities)
- **Current Use:** Granite and stone manufacturer.

○ **Structures on Site:**

- **Warehouse/shop:** 2588 Square foot warehouse with three phase power, plumbed bathroom, and attached office space.
- Large, fenced lot ideal for outdoor storage and industrial tenants.

○ **Income Opportunity:**

- Currently Owner operated.
- \$15 NNN Proforma lease rate.

○ **Potential:**

- Ideal for industrial users, creative applications, or redevelopment
- Availability for an upzone to between 3-5 stories according to the draft sub area plan.

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