



FOR SALE

4,881 SF TROPHY OFFICE/WAREHOUSE

3778 S Kalamath St | Englewood, CO 80110

PRICE REDUCED!



CLASS A OFFICE FINISHES AND CLEAN WAREHOUSE!

CONTACT:

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UNIQUE PROPERTIES

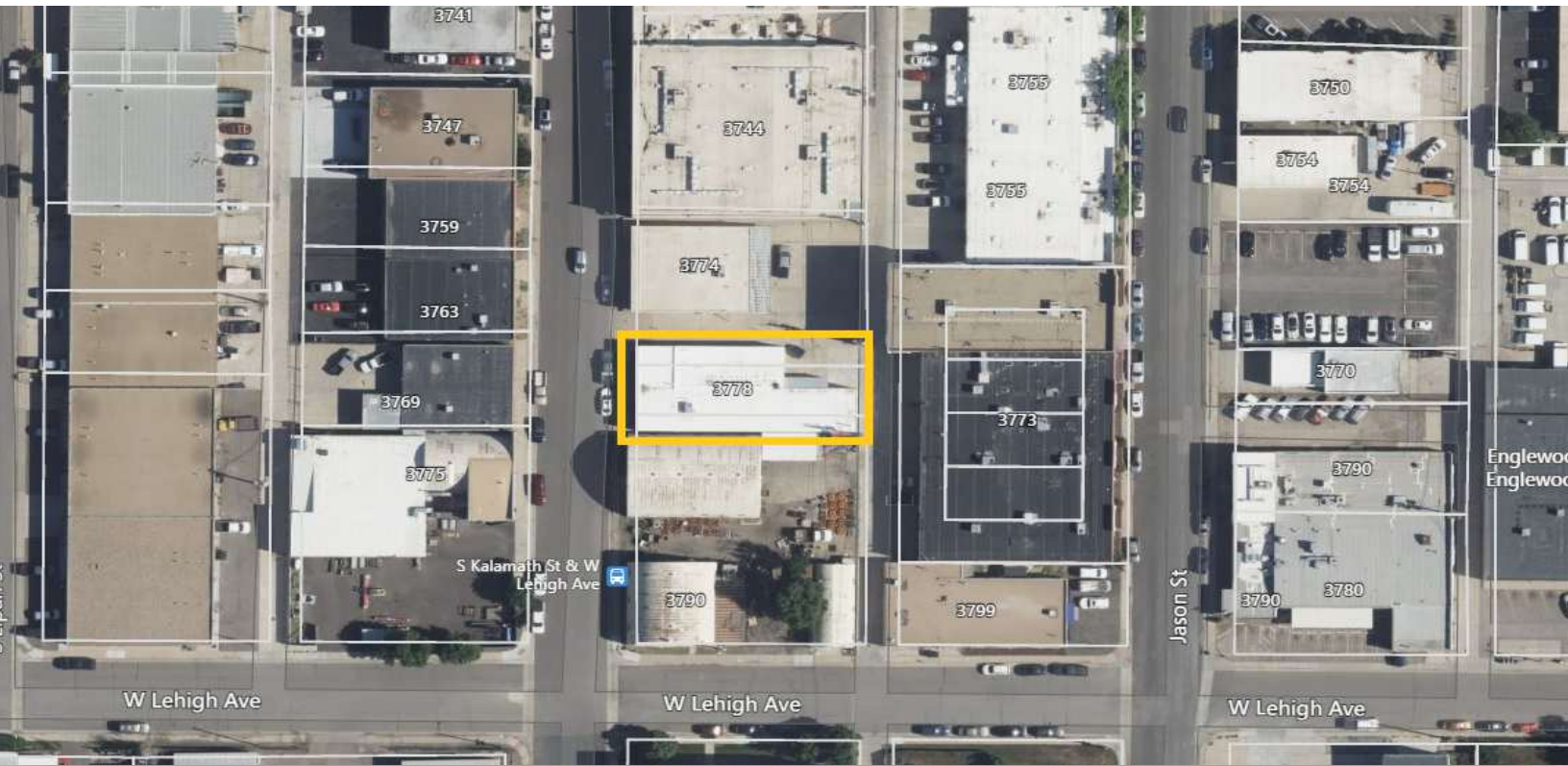
400 S. BROADWAY

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OFFERING SUMMARY

Sale Price:	<u>\$1,249,000</u>
Building Size:	4,881 SF
Lot Size:	.143 AC
Office SF:	~2,500 SF
	2 -10'x10' Drive in Doors
Clear Height:	12'
Taxes:	\$18,309.43
Year Built:	1958
Zoning:	I-1
City/County:	Englewood/Arapahoe

PROPERTY OVERVIEW

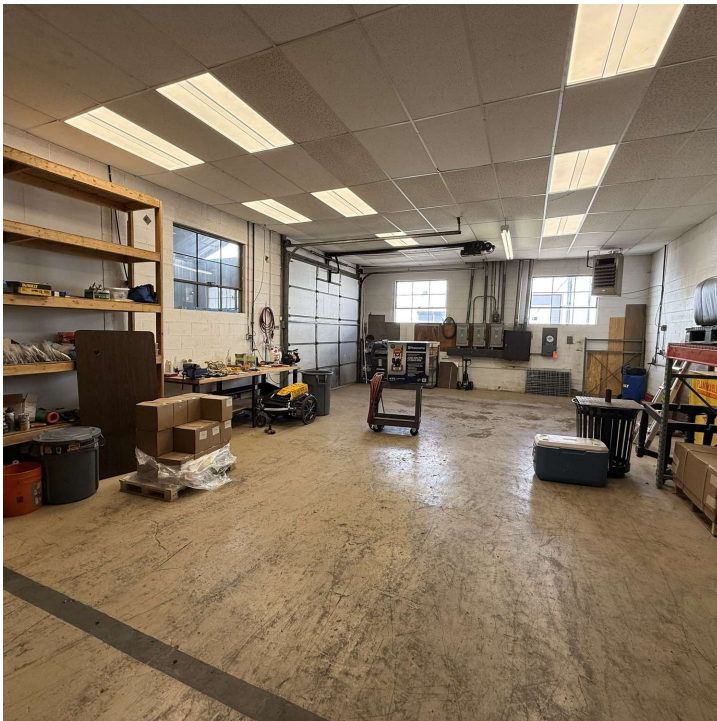
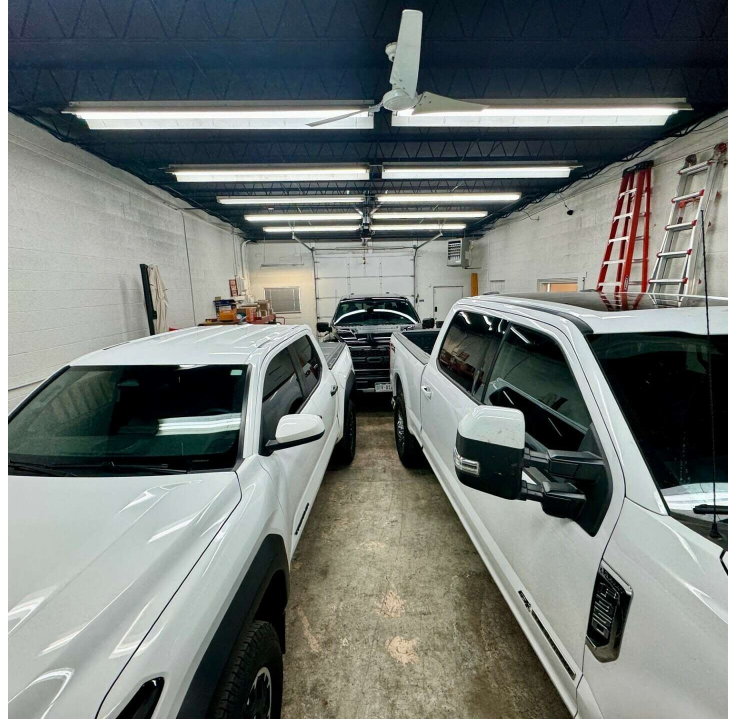
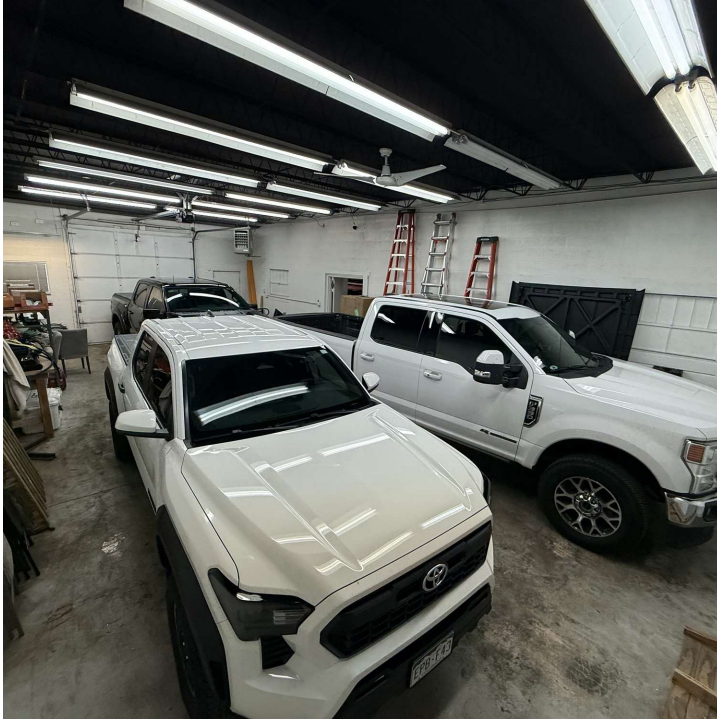
4,881 SF office/warehouse with Class A finishes and excellent functionality. Features include a large bullpen, conference room, three private offices, kitchenette, and two warehouse/loading areas. Fantastic location directly off S Santa Fe Drive with easy access to Hampden, I-25, and the entire Denver metro. Close to River Point retail area, light rail stations, and major transit routes.

PROPERTY HIGHLIGHTS

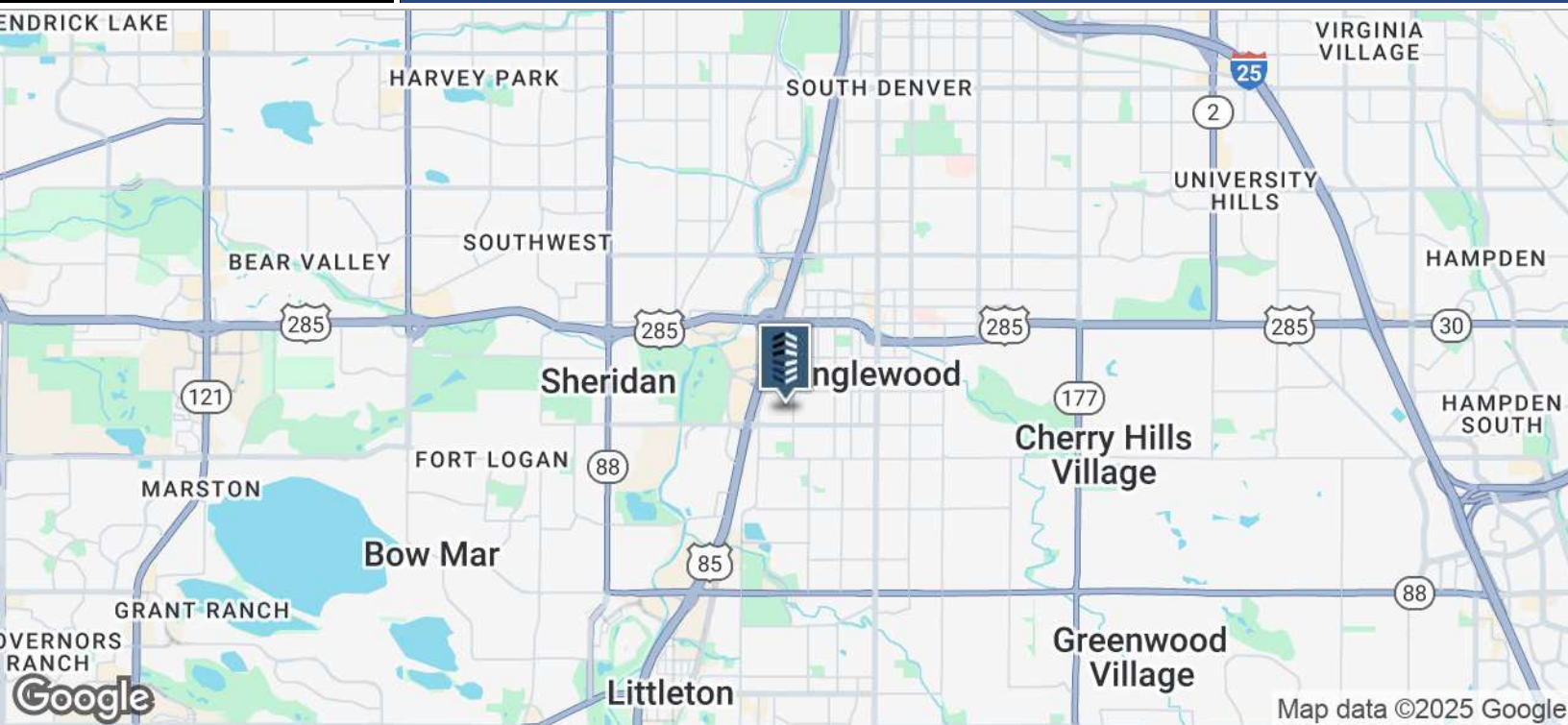
- Fantastic Location Directly off S Santa Fe Dr.
- Easy Access to all of Denver Metro via Santa Fe, Hampden, I-25
- Class A Office Finishes
- 2 Warehouse and Loading Areas
- Kitchenette
- Large Bullpen and Conference Room
- 3 Private Offices



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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